

**Planning Board Meeting
April 23, 2019 – 7:00 PM
Town Office Conference Room**



Meeting Materials

**Planning Board
Tuesday, April 23, 2019
7:00 PM – Town Office Conference Room**

CALL TO ORDER

MINUTES

April 9, 2019

COMMUNICATIONS

OLD BUSINESS

NEW BUSINESS

Formal Site Plan Review – Poland Spring Bottling/Nestle Waters, North America, Inc
– Spring Water Road (Rte. 122) – Map 6 Lot 40B

Findings of Fact and Conclusions of Law for:

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

Formal Shoreland Zoning Application – Waterhouse Brook Dam on Poland Corner Road
– Town of Poland Conservation Committee – Map 10 Lot 28 Sublot 1

ANY OTHER BUSINESS

ADJOURNMENT

POLAND PLANNING BOARD
MINUTES OF MEETING
April 9, 2019
Approved on _____, 2019

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

MINUTES – March 12, 2019 – Member Greenwood moved to approve the minutes. Member Floyd seconded the motion. Discussion: None Vote: 4-yes 0-no 1-abstained

March 26, 2019 – Member Greenwood moved to approve the minutes. Member Weinberg seconded the motion. Discussion: None Vote: 3-yes 0-no 2-abstained

COMMUNICATIONS – None

OLD BUSINESS – Formal Shoreland Zoning Application – Waterhouse Brook Dam on Poland Corner Road – Town of Poland Conservation Committee – Map 10 Lot 28 Sublot 1

Stuart Davis of Davis Land Surveying presented the project to the Board. The project has a new bridge design, the parking area has been removed from the plan, and the DEP has given the project a Permit By Rule.

The Board wanted to know whether the bridge must be ADA compliant. Matt Garside, Poland Town Manager, said that it doesn't have to be ADA compliant.

The Board would like Mr. Davis to remove the picnic tables from the plan as these are temporary structures and if they are left on the plan, they become a structure and can be expanded upon.

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

Member Greenwood moved to approve as complete the Formal Shoreland Zoning Application with the following conditions: the public hearing is waived, the site walk is waived, and the picnic tables will be removed from the plan. Member Weinberg seconded the motion. Discussion: None Vote: 5-yes 0-no

NEW BUSINESS – Findings of Fact and Conclusions of Law for:

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

Member Greenwood moved to approve the Findings of Fact. Member Floyd seconded the motion. Discussion: None Vote: 4-yes 0-no 1-abstained

POLAND PLANNING BOARD
MINUTES OF MEETING
April 9, 2019
Approved on _____, 2019

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

Member Greenwood moved to approve the Findings of Fact. Member Weinberg seconded the motion. Discussion: None Vote: 4-yes 0-no 1-abstained

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

Member Greenwood moved to approve the Findings of Fact. Member Weinberg seconded the motion. Discussion: None Vote: 3-yes 0-no 2-abstained

ANY OTHER BUSINESS – None

ADJOURN – Member Floyd moved to adjourn the meeting at 7:35 pm. Member Greenwood seconded the motion. Discussion: None Vote: 5-yes 0-no

Recorded by: Sarah Merrill

Planning Board

James Porter, Vice – Chairperson

George Greenwood, Secretary

Mark Weinberg, Member

Stephane Floyd, Member

Cheryl Skilling, Member



Town of Poland, Maine Planning Board

Formal Site Plan Review

Instructions:

1. **Read every part of this document. Failure to follow requirements can and will delay the Planning Board's decisions.**
2. Fill out the forms on pages 1 through 6. Obtain or get copies of information as required by the application on these pages.
3. Use the "Submission Checklist" on pages 5 and 6 to make sure submission requirements are met.
 - a. The checklist is a summary of the standard requirements in Section 509.8 of the Comprehensive Land Use Code.
 - i. The actual Code wording may be found on-line at www.polandtownoffice.org. Go to the "Code Enforcement" page, select "Comprehensive Land Use Code" at that bottom of the page. Hardcopies are available for purchase at the town office.
 - b. Make sure all waiver requests have a written statement for each request. Check with the Code Enforcement Office to make sure items stated as "On File" are indeed in the town office.
 - c. Some requirements may need only a one paragraph or one sentence statement. Make sure all requests are answered.
4. **NUMBER OF COPIES OF THE APPLICATION AND DUE DATE**
 - a. A total of at least ten (10) copies of the plans and one PDF copy (on either cd or usb) are needed. Be sure to make a copy for yourself.
 - b. The Code Enforcement Office must receive the original application, an additional 9 copies, and a digital PDF copy (either cd or usb) with appropriate fees by 1:00 p.m. eleven (11) days before the stated meeting to be put on the upcoming agenda.
 - c. If review for missing information by the Code Enforcement Officer is desired, a copy must be submitted to the CEO at least 14 days prior to the meeting.
 - d. The application must be on file for public review for at least 10 days prior to the meeting. Applications received after the Agenda is posted may not be reviewed by the Board for your scheduled meeting date.
5. **Check with this office to make sure that all departments have responded to your application prior to the meeting.**

PROJECT NAME: _____

Date of Planning Board Review: _____ / _____ / _____ Application # _____

LOT INFORMATION:

Tax Assessor's Map # 6 Lot # 40 Sub lot # B

Watershed: Lower Range Pond

Property's Road Location: Spring Water Road (Route 122)

Lot Size: 354+/- Acres Acres or Sq. Ft. Road Frontage: 2914 Ft.

Year lot created: 1979 (If unknown, give best estimate with "est." after date)

Zoning District(s): General Purpose II Flood Zone: No Aquifer Overlay: District 2

Current use of lot: Water Bottling Plant

LAND OWNER(s):

Name(s) Matthew Scott

Company Nestle Waters North America, Inc.

Mail Address: 109 Poland Spring Drive Main Phone 207-998-6529

Town/State/Zip Poland Spring, ME 04274 Alternate Phone: _____

APPLICANT or CONTACT PERSON:Applicant is: ☒ Landowner ☐ Contractor ☐ Renter ☐ Buyer**If landowner, write "Same" below and continue to next block below. If not the landowner, submit a letter of permission to construct on or use the land, or copy of a contract to buy from the landowner, along with the following information:**Name(s): Same

Company _____

Mail Address: _____ Main Phone: _____ - _____ - _____

Town/State/Zip _____ Alternate Phone: _____ - _____ - _____

THIS APPLICATION IS FOR:

(Check all that apply)

☐ Commercial☒ Industrial☐ Institutional☐ Governmental☐ Open Space☐ New Development☐ Change In Use☐ Expansion of Use☐ Expansion of Structure(s)☐ Resumption of Use**EXISTING LOT CONDITIONS:**

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

1. General

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

X Yes No

a. Is there an existing Well

X Yes No

b. Is there an existing Septic System

 YesX No

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

c. Is there an existing Road Entry

X YesX No

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

 YesX No

ii) (If no, submit copy of appropriate road entry application if entrance is onto a state or town road.)

d. Any structures to be removed

 Yes No

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

2. Existing Land Development & Improvements NOT Including Buildings

a. Size of lawns

4 Acres +/- Sq. Ft.

or Acres

b. Size of fields

0 Sq. Ft.

or Acres

c. Size of driveways/roads

846,870 +/- Sq. Ft.

d. Size of other non-vegetated areas

242,131 +/- Sq. Ft.

e. Wetlands already filled

0 Sq. Ft.**3. Existing Main Structure**

a. Ground Footprint

480,985 +/- Sq. Ft.

b. Total Gross Floor Space (exterior dimensions of all floors)

480,985 +/- Sq. Ft.

c. Road Frontage Setback

1,800 +/- Ft.

- d. Side Setback 200 +/- Ft.
e. Rear Setback 1,400 +/- Ft.
f. Distance to Great Pond X Not applicable (over 250') Ft.
g. Distance to Stream X Not applicable (over 250') Ft.
h. Distance to Wetlands Not applicable (over 250') 150 +/- Ft.
4. **Foundation Type** Full Basement ✓ Frost Walls Slab Piers
5. **Existing Accessory Structure(s)**
a. Total Number of Structures 5
b. Total Ground Footprint 11,387 +/- Sq. Ft.
c. Total Floor Space 11,000 +/- Sq. Ft.
d. Closest Road Setback 1,400 +/- Ft.
e. Closest Side Setback 300 +/- Ft.
f. Closest Rear Setback 1,400 +/- Ft.
g. Distance to Great Pond X Not applicable (over 250') Ft.
h. Distance to Streams X Not applicable (over 250') Ft.
i. Distance to Wetlands Not applicable (over 250') 150 +/- Ft.
6. **Total Existing Impervious Surfaces** 1,580,387 +/- Sq. Ft.
a. *Add 2c + 2d + 3a + 5b*

PROPOSED DEVELOPMENT:

1. Wetlands to be impacted 0 Sq. Ft.
2. New footprint(s) and developed area(s):
a. Changes in building footprint(s) 2,937 Sq. Ft.
b. Changes in driveway/roadway -507 Sq. Ft.
c. Changes in patios, walkways, etc. 0 Sq. Ft.
d. TOTAL (2a+2b+2c) 2430 Sq. Ft.
3. Percentage of lot covered by impervious surfaces: 10.3% %
a. *(Equals [areas on line 6 page 2 + line 2d above] / [Total lot area measured in sq. ft.] * 100%)*

SUBMISSIONS:

1. **Attach drawings and/or statements describing the following items, if applicable:**
a. Provide a copy of deed and Tax Assessor's information card.
b. Provide a map of the general area showing land features within at least ½ mile of this lot.
c. Provide site plan(s) of your lot with existing development and its dimensions shown.
d. Provide site plan(s) of your lot with proposed development and its dimensions shown.
i. *(May be combined on existing development drawing.)*
e. Provide detailed plans of proposed structural development and changes.
f. Provide statements or drawings of methods of infrastructure:
i. Water supply
ii. Sewage disposal
iii. Fire protection
iv. Electricity
v. Solid waste disposal
g. Type, size, and location of signs.
h. Number of parking spaces.
i. Provide phosphorus loading calculation if in a great pond watershed area.
j. Anticipated date for start of construction.
k. Anticipated date for completion of construction.
l. Standard submissions requirements shall follow Section 509.8 of the Comprehensive Land Use Code. Copies of the Code are available for viewing at the Town Office and Library. Copies are available for purchase (\$25.00) in the Code Enforcement Office.
i. *(Use checklist starting on page 6 for summary of usual requirements.)*
m. Other requirements unique to your project added by the Planning Board.

2. **List all state and federal approvals, permits, and licenses required, if any, for the project:**

This includes but is not limited to the following:

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

DISCLOSURE: (READ BEFORE SIGNING)

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



Applicant's Signature(s)

4.4.19

Date

Submission CHECKLIST

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

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

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

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 for Formal Site Review: _____

Planning Board Chair

___ / ___ / ___
Date

Site Review and Shoreland Zoning Review Fees:

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

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

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

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

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

Town of Poland, Maine
PLANNING BOARD AGENDA REQUEST

Date of meeting you are requesting to be scheduled for: 4 / 23 / 19 Meetings are normally conducted from 7:00 to 10:00 PM in the Municipal Conference Room at the Town Office
Map 6 Lot 40 Sub-lot B

Applicant's Name: Nestle Waters North America, Inc.
Mailing Address: 109 Poland Spring Dr.
Town, State, Zip: Poland Spring, ME 04274

Home Phone: _____ Hours: _____
Work Phone: 207-998-6529 Hours: _____

Type of application: Sketch Plan ☒ Site Review ☐ Shoreland ☐ Subdivision ☐ Informational
Road location for project: Spring Water Road (Route 122)
Zoning: General Purpose II Lake Watershed: Lower Range Pond Nature of business to be discussed (Brief description): Construction of building addition over existing paved area, and extension of pavement with retaining wall to maintain truck circulation.

IMPORTANT - READ CAREFULLY:

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

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

Applicant's Signature: [Signature] Date: 4 / 4 / 19

OFFICE USE ONLY:

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

Abuffers List

03/03/2016

109 POLAND SPRING DR.

2:53 PM

0001-0011-0001
PIKE INDUSTRIES INC.
3 EASTGATE PARK RD.
BELMONT, NH 03320

0001-0011-0002
PIKE INDUSTRIES INC.
3 EASTGATE PARK RD.
BELMONT, NH 03320

0001-0011-0003
PIKE INDUSTRIES INC.
3 EASTGATE PARK RD.
BELMONT, NH 03320

0001-0011-0004
PIKE INDUSTRIES INC.
3 EASTGATE PARK RD.
BELMONT, NH 03320

0001-0011-0005
PIKE INDUSTRIES INC.
3 EASTGATE PARK RD.
BELMONT, NH 03320

0001-0012
PIKE INDUSTRIES INC.
3 EASTGATE PARK RD.
BELMONT, NH 03320

0001-0013-0002
MULLER, THOMAS A.
MULLER, CARLENE (JT)
120 SPRING WATER RD.
POLAND, ME 04274

0001-0013-0003
WEBB, EUGENE R.
WEBB, JACQUELINE M. (JT)
104 SPRING WATER RD.
POLAND, ME 04274

0002-0017A
PIKE INDUSTRIES, INC.
3 EASTGATE PARK RD.
BELMONT, NH 03320

0006-0040
IMAGE INC.
% CYNTHIA ROBBINS
% CYNTHIA ROBBINS
POLAND, ME 04274

0006-0040A
MAINE, STATE OF
C/O BUREAU OF PUBLIC LANDS
C/O BUREAU OF PUBLIC LANDS
AUGUSTA, ME 04333

0006-0040B
NESTLE WATERS NORTH AMERICA INC.
ATTN: TAX DEPARTMENT
900 LONG RIDGE ROAD BLD. 2
STAMFORD, CT 06902

0006-0040C
POLAND SPRING PRESERVATION SOC.
ATTN: SECRETARY
P.O. BOX 444
POLAND, ME 04274

0006-0040E
NESTLE WATERS NORTH AMERICA, INC.
ATTN: TAX DEPARTMENT
900 LONG RIDGE ROAD BLD. 2
STAMFORD, CT 06902

0006-0040G
NESTLE WATERS NORTH AMERICA INC.
ATTN: TAX DEPARTMENT
900 LONG RIDGE ROAD BLD. 2
STAMFORD, CT 06902

0006-0041
NESTLE WATERS NORTH AMERICA INC.
ATTN: TAX DEPARTMENT
900 LONG RIDGE ROAD BLD. 2
STAMFORD, CT 06902

0006-0042
GRECO, RONALD T.
GRECO, JUDITH R. (JT)
31 COBBLE KNOLL RD.
POLAND, ME 04274

0006-0042A
HUTTEL, G. JULIA (TRUSTEE)
34 COBBLE KNOLL RD.
POLAND, ME 04274

0006-0045
AKIN, RACHEL B.
27 SPRING ST.
YARMOUTH, ME 04096

002A-0011
POLAND, TOWN OF
1231 MAINE ST.
POLAND, ME 04274

002A-0013-0001
ST. JEAN, SUSAN M.
8 WEST CRESTWOOD
POLAND, ME 04274

002A-0013-0002
NASH, PATRICIA A.
18 WEST CRESTWOOD
POLAND, ME 04274

002A-0013-0003
LARRIVEE, FAYE A.
THIBAUT, MICHAEL D. (JT)
24 WEST CRESTWOOD
POLAND, ME 04274

002A-0013-0004
ALLOCCA, ADELE M.
96 BIRCH DR.
POLAND, ME 04274

002A-0013-0005
OGDEN, KEVIN E.
OGDEN, KIMBERLY A. (JT)
262 SPRING WATER RD.
POLAND, ME 04274

002A-0013-0006
MCCORRY, REBECCA W.
MCCORRY, MICHAEL (JT)
272 SPRINGWATER RD.
POLAND, ME 04274

002A-0013-0007
BROWN, PHILIP G.
EATON, PATRICIA B. (JT)
280 SPRING WATER RD.
POLAND, ME 04274

002A-0013B
COY, ROBERT L.
COY, BEVERLY E.
11 ASPEN WAY
POLAND, ME 04274

| ABUTTING MAP NO. | LOT DIMENSION |
|------------------|----------------|
| R11 | PROPERTY HOOKS |
| 74 | RIGHT OF WAY |
| 4 | EASEMENT |
| 18 | |

A vertical scale bar labeled "SCALE IN FEET" is positioned on the right side of the map. The scale has three major markings: 0 at the top, 500 in the middle, and 1000 at the bottom. The bar is divided into two equal segments by the 500-foot mark.

1



NEW GLOUCESTER

| ABUTTING MAP NO. | PARCEL NUMBER | SUBDIVISION LOT NO. | STREET ADDRESS NO. | LOT DIMENSION | PROPERTY HOOKS | RIGHT OF WAY | EASEMENT |
|------------------|---------------|---------------------|--------------------|---------------|----------------|--------------|----------|
| R11 | 74 | ④ | 78 | | ← | → | |

John E. O'Donnell & Associates
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New Gloucester, Maine 04260
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john@jeodonnell.com
www.jeodonnell.com

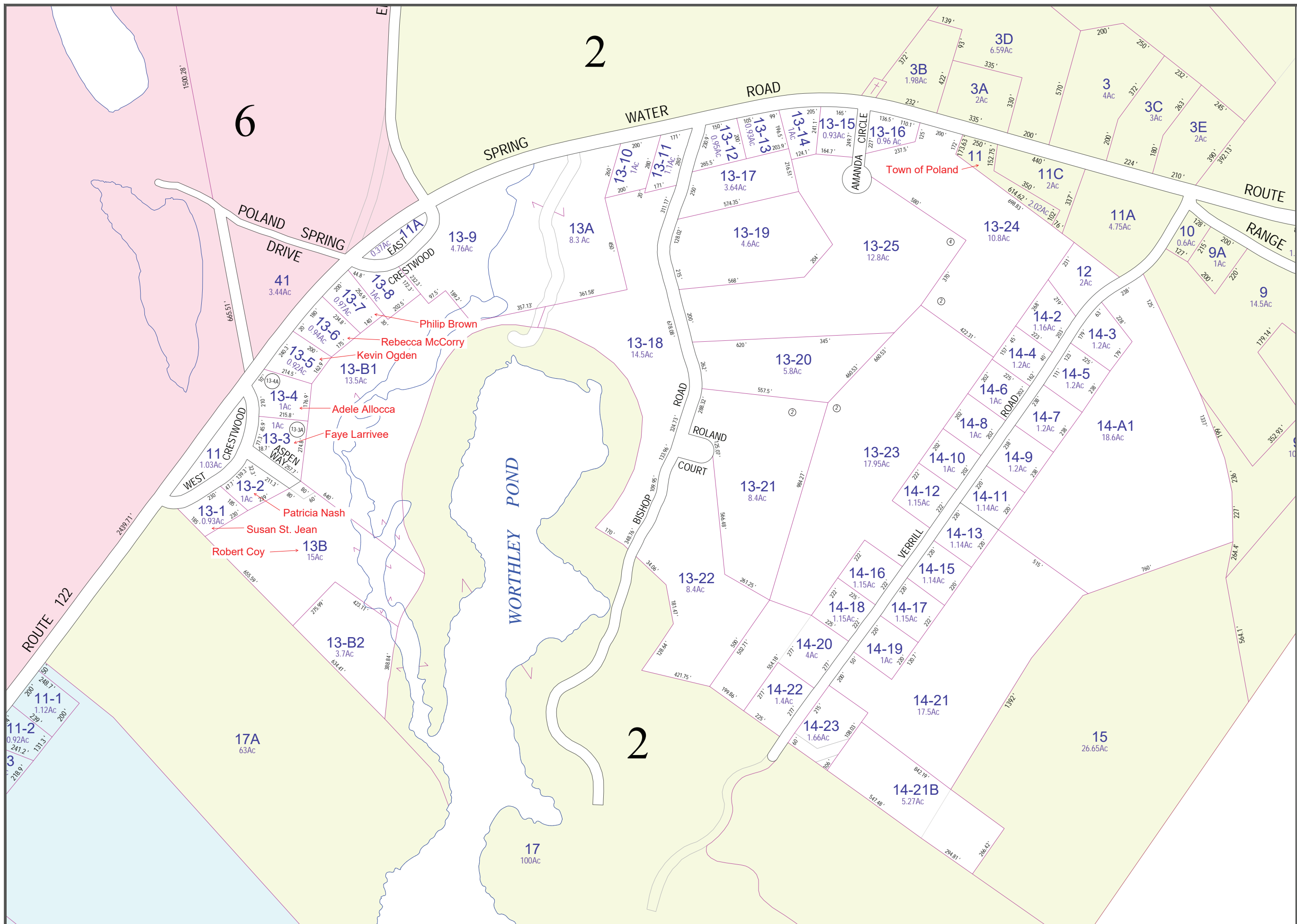
SCALE IN FEET

0 500 1000



| ABUTTING MAP NO. | LOT DIMENSION |
|------------------|----------------|
| R11 | PROPERTY HOODS |
| 74 | RIGHT OF WAY |
| ④ | EASEMENT |

2A

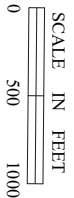


PROPERTY MAP
POLAND
MAINE



LEGEND

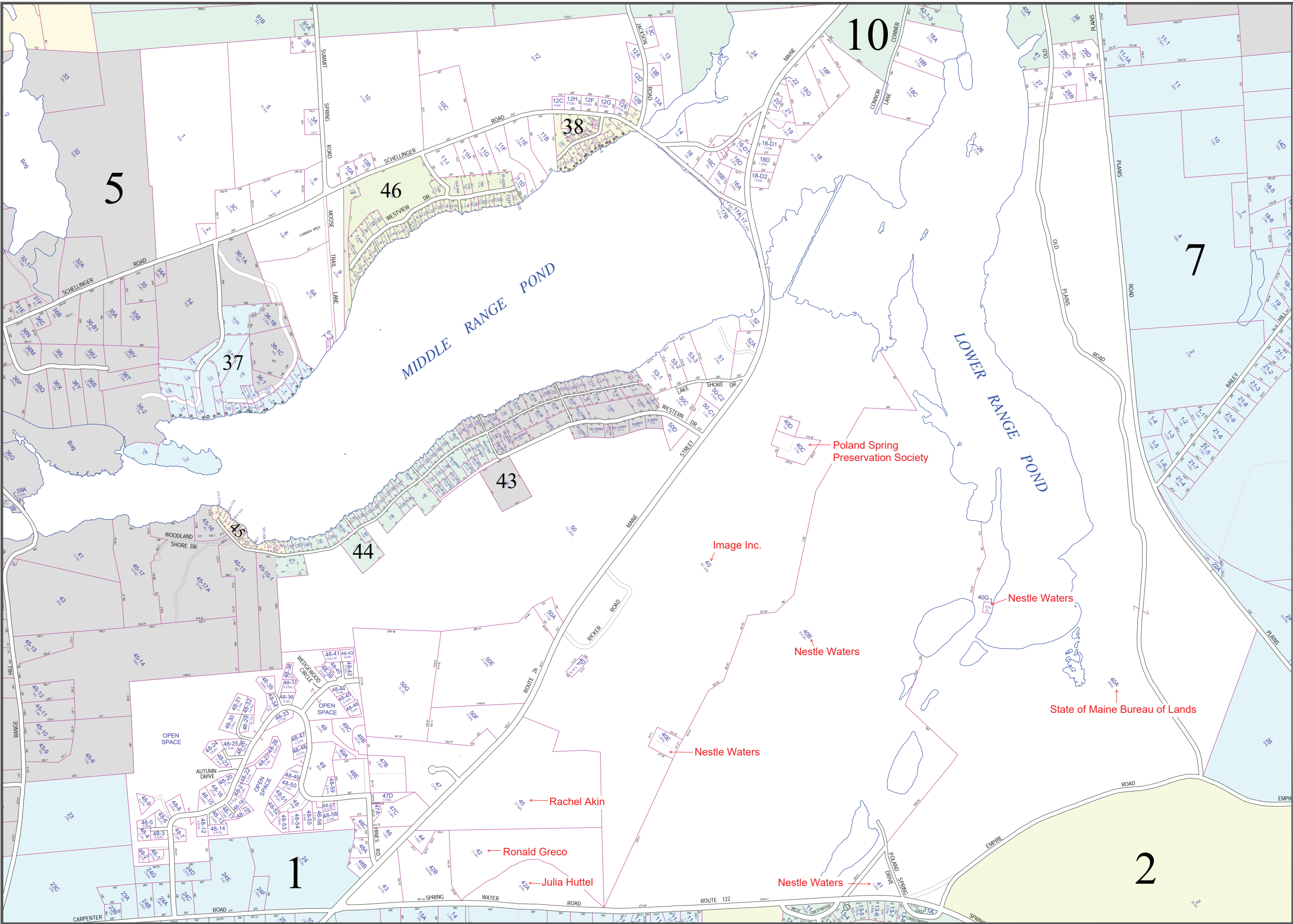
| | | |
|---------------------|-----|----------------|
| ADJUTING MAP NO. | R17 | LOT/DIMENSION |
| PARCEL NUMBER | 74 | PROPERTY HOOKS |
| SUBDIVISION LOT NO. | 74 | RIGHT OF WAY |
| STREET ADDRESS NO. | 18 | EASEMENT |



REVISED TO APRIL 1, 2015
FOR ASSESSMENT PURPOSES ONLY
NOT FOR PROPERTY CONVEYANCES

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

6



Parcel Card



Property Card: 109 POLAND SPRING DR. Poland, ME



Parcel ID: 0006-0040B
Trio Account #: 598

Owner: NESTLE WATERS NORTH AMERICA INC.
Co-Owner:
Mailing Address: ATTN: TAX DEPARTMENT, 900 LONG
RIDGE ROAD, BUILDING 2
STAMFORD, CT 06902

| Valuation | Building Sketch |
|--|--|
| Card Number: 1 Acreage: 338 Land Value: \$17,701,120 Building Value: \$16,001,470 Total Value: \$16,001,470 Taxes: \$1,105,979 | NO SKETCH AVAILABLE |
| Building Information | |
| Year Built: 1989 Remodded: 0 Living Area (sqft): 0 Basement: No Basement Finished Basement: 0 Number of Rooms: 1 Number of Bedrooms: 0 Number of Full Baths: 0 Number of Half Baths: 0 | Stories: Exterior Walls: OTHER Roofing Materials: Metal Ic Foundation: Concrete Insulation: Heavy Fireplace: 0 Heating: Units A/C: None Attic: None |

Card Number: 2
Acreage: 16.5
Land Value: \$1,336,500
Building Value: \$39,690,010
Total Value: \$39,690,010
Taxes: \$1,105,979

NO SKETCH
AVAILABLE

Building Information

Year Built: 1977 **Remodded:** 0

Living Area (sqft): 0
Basement: No Basement
Finished Basement: 0
Number of Rooms: 10
Number of Bedrooms: 0
Number of Full Baths: 0
Number of Half Baths: 4

Stories:
Exterior Walls: OTHER
Roofing Materials: Metal Ic
Foundation: Concrete
Insulation: Heavy
Fireplace: 0
Heating: Units
A/C: None
Attic: None

Card Number: 3
Acreage: 0
Land Value: \$0
Building Value: \$2,000,000
Total Value: \$2,000,000
Taxes: \$1,105,979

NO SKETCH
AVAILABLE

Building Information

Year Built: 1 **Remodded:** 0

Living Area (sqft): 0
Basement: No Basement
Finished Basement: 0
Number of Rooms: 0
Number of Bedrooms: 0
Number of Full Baths: 0
Number of Half Baths: 0

Stories:
Exterior Walls: CLAPBOARD
Roofing Materials: Asphalt Shingles
Foundation: Concrete
Insulation: None
Fireplace: 0
Heating: Not Heated
A/C: None
Attic: None

Card Number: 4
Acreage: 0
Land Value: \$0
Building Value: \$0
Total Value: \$0
Taxes: \$1,105,979

NO SKETCH
AVAILABLE

Building Information

Year Built: **Remodded:**

Living Area (sqft):
Basement:
Finished Basement:
Number of Rooms:
Number of Bedrooms:
Number of Full Baths:
Number of Half Baths:

Stories:
Exterior Walls:
Roofing Materials:
Foundation:
Insulation:
Fireplace:
Heating:
A/C:
Attic:

Card Number: 5
Acreage: 0
Land Value: \$0
Building Value: \$925,600
Total Value: \$925,600
Taxes: \$1,105,979

NO SKETCH
AVAILABLE

Building Information

Year Built: 1 **Remodded:** 0

Living Area (sqft): 0
Basement: No Basement
Finished Basement: 0
Number of Rooms: 0
Number of Bedrooms: 0
Number of Full Baths: 0
Number of Half Baths: 0

Stories:
Exterior Walls: CLAPBOARD
Roofing Materials: Asphalt Shingles
Foundation: Concrete
Insulation: None
Fireplace: 0
Heating: Not Heated
A/C: None
Attic: None

Card Number: 6
Acreage: 0
Land Value: \$0
Building Value: \$231,160
Total Value: \$231,160
Taxes: \$1,105,979

NO SKETCH
AVAILABLE

Building Information

Year Built: 1 **Remodded:** 1998

Living Area (sqft): 0
Basement: Full Basement
Finished Basement: 0
Number of Rooms: 0
Number of Bedrooms: 0
Number of Full Baths: 0
Number of Half Baths: 2

Stories:
Exterior Walls: CLAPBOARD
Roofing Materials: Asphalt Shingles
Foundation: Brick &/or Stone
Insulation: Full
Fireplace: 0
Heating: Radiant Floor
A/C: None
Attic: None

Card Number: 7
Acreage: 0
Land Value: \$0
Building Value: \$0
Total Value: \$0
Taxes: \$1,105,979

NO SKETCH
AVAILABLE

Building Information

Year Built: **Remodded:**

Living Area (sqft):
Basement:
Finished Basement:
Number of Rooms:
Number of Bedrooms:
Number of Full Baths:
Number of Half Baths:

Stories:
Exterior Walls:
Roofing Materials:
Foundation:
Insulation:
Fireplace:
Heating:
A/C:
Attic:

Deed

Know all Men by these Presents,

That PAUL den HAENE of Las Vegas, County of Clark and State of Nevada

in consideration of One Dollar (\$1.00) and other valuable considerations

paid by POLAND SPRING CORPORATION, a Delaware Corporation having its principal place of business in Poland, County of Androscoggin and State of Maine

and whose mailing address is

the receipt whereof I do hereby acknowledge, do hereby remise, release, bargain, sell and convey and forever quit-claim unto the said Poland Spring Corporation, its successors

~~hereby~~ and assigns forever,

PARCEL ONE:

a certain lot or parcel of land, together with the buildings and improvements thereon, located in Poland, County of Androscoggin and State of Maine, bounded and described as follows:

Beginning at an iron pipe situated on the north side of State Route 122 at the southwest corner of the lot of land conveyed by Saul Feldman to Eugene Wirkkala by deed dated December 5, 1975, recorded in Androscoggin County Registry of Deeds in Book 1184, Page 185; thence from said point of beginning and by said Wirkkala land North 4° 49' 22" East, seven and thirty-seven hundredths (7.37) feet to a solid iron found which is mentioned in said Wirkkala deed; thence continuing by said Wirkkala land on the same course of North 4° 49' 22" East, six hundred fifty-eight and fourteen hundredths (658.14) feet to a solid iron found at the northwest corner of said Wirkkala lot. Said line more or less diagonally crosses abandoned town road; thence crossing another abandoned town road and by land conveyed by Hiram Ricker & Sons to the State of Maine by deed dated October 18, 1965, recorded in said Registry of Deeds in Book 949, Page 170, North 7° 14' 58" East, one thousand five hundred and twenty-eight hundredths (1,500.28) feet to an iron found; thence continuing by said State of Maine land on the following described courses and distances:

N 81° 57' 13" W, 860.00 feet to an iron set;
Thence N 7° 06' 49" W, 530.00 feet to an iron set;
Thence N 39° 26' 40" W, 104.00 feet to an iron found;
Thence N 17° 33' 19" E, 769.59 feet to an iron found;
Thence N 22° 01' 18" W, 357.09 feet to an iron found;
Thence N 9° 24' 37" W, 325.00 feet to an iron set;
Thence N 45° 52' 52" W, 145.00 feet to an iron found;
Thence N 36° 30' 40" W, 326.00 feet to an iron found near the shore of Lower Range Pond;
Thence continuing on said course of N 36° 30' 40" W to Lower Range Pond;
Thence by said Lower Range Pond in a northwesterly direction 2500 feet, more or less, to a point in Lower Range Pond;
Thence from said point S 35° 06' 21" E to an iron set near the shore of Lower Range Pond at a point northeasterly of a green on the existing golf course;
Thence continuing from said iron on the same course of S 35° 06' 21" E, 700 feet, more or less, to an iron set;
Thence from said iron and by land of Hiram Ricker & Sons on the following described courses and distances, all of

which are intended to approximately follow the line of the golf course but to stay easterly of it and approximately twenty-five (25) feet into the woods from it;
 S 40° 53' 39" W, 650.00 feet to an iron set;
 Thence S 4° 06' 21" E, 1120.00 feet to an iron set;
 Thence S 30° 36' 21" E, 1265.00 feet to an iron set near the site of the Poland Spring;
 Thence S 16° 36' 21" E, 300.00 feet to an iron set near the southwest corner of the existing fence around the Poland Spring Building;
 Thence S 52° 53' 39" W, 347.84 feet by a line which nearly follows the course of an old bituminous walk from the original Poland Spring House to the Poland Spring to an iron set;
 Thence S 8° 15' 24" E, 461.92 feet to an iron set;
 Thence S 7° 30' 12" E, 383.63 feet to an iron set near the north side of the road leading from the Poland Spring area to State Route 26;
 Thence diagonally crossing said road S 53° 27' 08" W, 205.78 feet to an iron set on the south side of said road;
 Thence continuing by said land of Hiram Ricker & Sons S 7° 41' 24" W, 832.67 feet to an iron set near the existing water tower;
 Thence S 14° 38' 52" E, 2079.10 feet to an iron found at State Route 122. Said iron is believed to be at or near the division line between original Town Lots 72 and 77 and the corner of lands now or formerly of Ronald Zorn and Parker Vincent;
 Thence by said State Route 122 by a curve to the northeast having a radius of 5,680.00 feet a distance of 473.68 feet measured on the arc thereof to a granite monument marking a point of tangent at station 37+52.22 as shown on Maine State Highway Commission Right-of-Way Map, State Route No. 122, S.H.C. File No. 1-41, Sheet 1 of 7 Sheets;
 Thence by said Route 122, N 54° 34' 59" E, 2439.71 feet to the iron set at the point of beginning.
 Said above described courses are magnetic 1979.
 Said above described lot contains 354 acres.
 The above described premises are subject to the following exceptions:

1. Those premises previously conveyed by Hiram Ricker & Sons to Waters of Maine, Inc. by deed dated November 13, 1973, recorded in the Androscoggin County Registry of Deeds in Book 1086, Page 59;
2. The easement given by Hiram Ricker & Sons to Poland Spring Corporation by deed dated August 1, 1979, recorded in said Registry of Deeds in Book 1418, Page 172; and
3. The easement conveyed by Hiram Ricker & Sons to Lower Range Pond Corporation by deed dated August 8, 1979, recorded in said Registry of Deeds in Book 1419, Page 102.

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

Meaning and intending to convey and hereby conveying the premises conveyed to this Grantor by Hiram Ricker & Sons dated August 8, 1979, recorded in said Registry of Deeds in Book 1419, Page 105.

PARCEL TWO:

All my right, title and interest, but making no covenants of warranty thereon, in and to any and all islands situated in Lower Range Pond in Poland in said County of Androscoggin and State of Maine, described in a deed from Hiram Ricker & Sons to Paul den Haene dated August 8, 1979, recorded in said Registry of Deeds in Book 1419, Page 104.

To have and to hold, the same, together with all the privileges and appurtenances thereunto belonging, to the said Poland Spring Corporation, its successors

and assigns, to their own use and behoof forever.

And I do covenant with the said grantee, its successors and assigns, that I will warrant and forever defend the premises to the said grantee, its successors and assigns forever, against the lawful claims and demands of all persons claiming by, through or under me.

In Witness Whereof, I, the said Paul den Haene, being unmarried,

do hereby certify that the above premises are the same as those described in the foregoing deed, and that the same are now in my possession and control, and that I have hereunto set my hand and seal this twelfth day of November in the year of our Lord one thousand nine hundred and eighty.

Signed, Sealed and Delivered in presence of

Mary Ann Taylor

Paul den Haene

State of New York } ss.
County of New York }

November 12, 1980.

Personally appeared the above named Paul den Haene

and acknowledged the above instrument

to be his free act and deed.

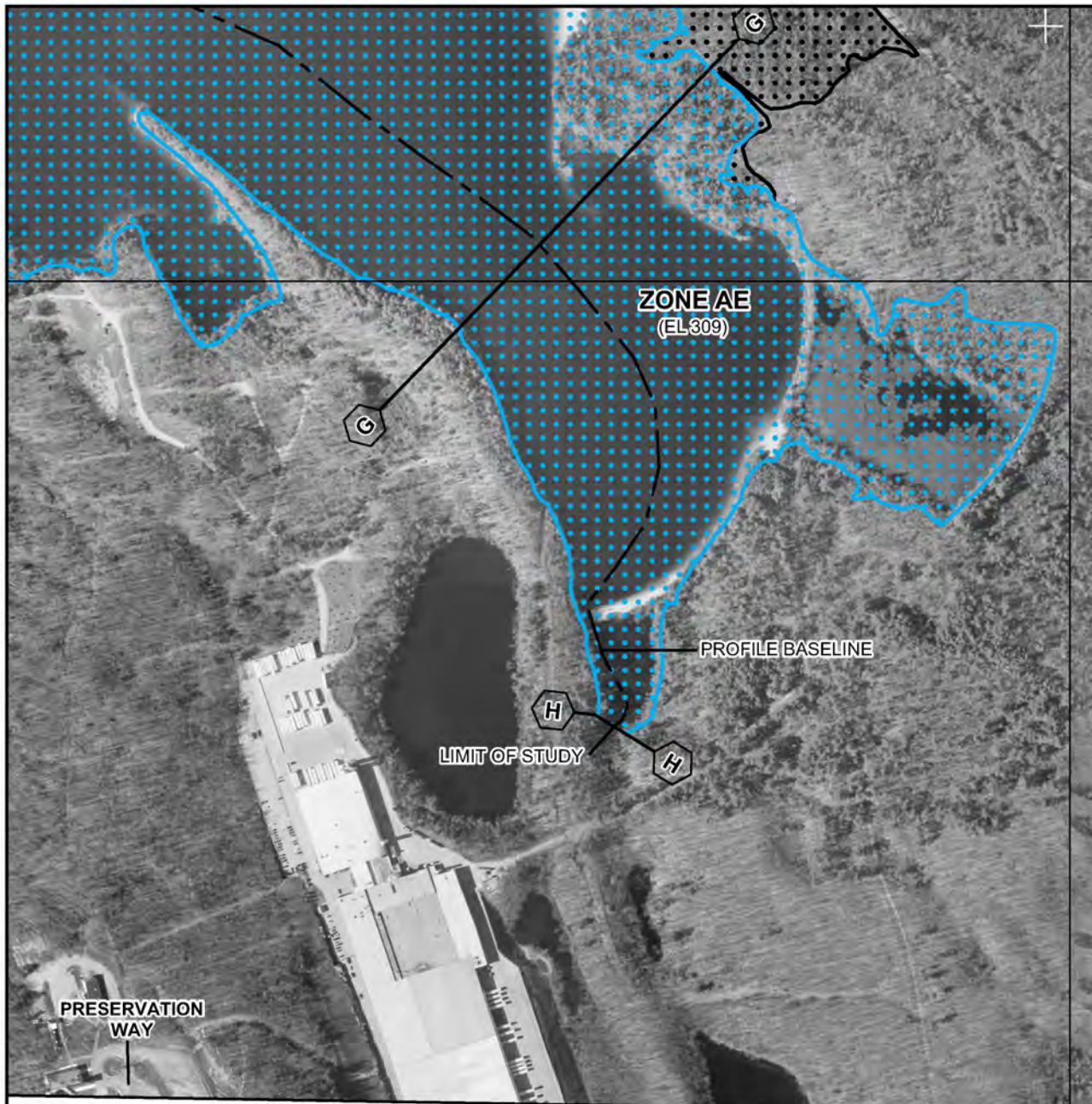
Before me,

ANDRESCOGGIN, SS.
RECEIVED NOV 25 1980
AT 12 H. 46 M. P. M.
and recorded from original

BERNARD BUCHHELY
Notary Public, State of New York
No. 31 6476510
Qualified in New York County
Commission Expires March 30 1981

Bernard Buchhely
Justice of the Peace
Notary Public
Attorney at Law.

FIRM Map

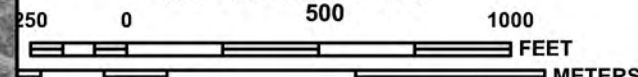


JOINS PANEL 0313

2905000 FT



MAP SCALE 1" = 500'



NFP

NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0311E

FIRM

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

PANEL 311 OF 470
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

| COMMUNITY | NUMBER | PANEL | SUFFIX |
|-----------------|--------|-------|--------|
| POLAND, TOWN OF | 230009 | 0311 | 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
23001C0311E
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

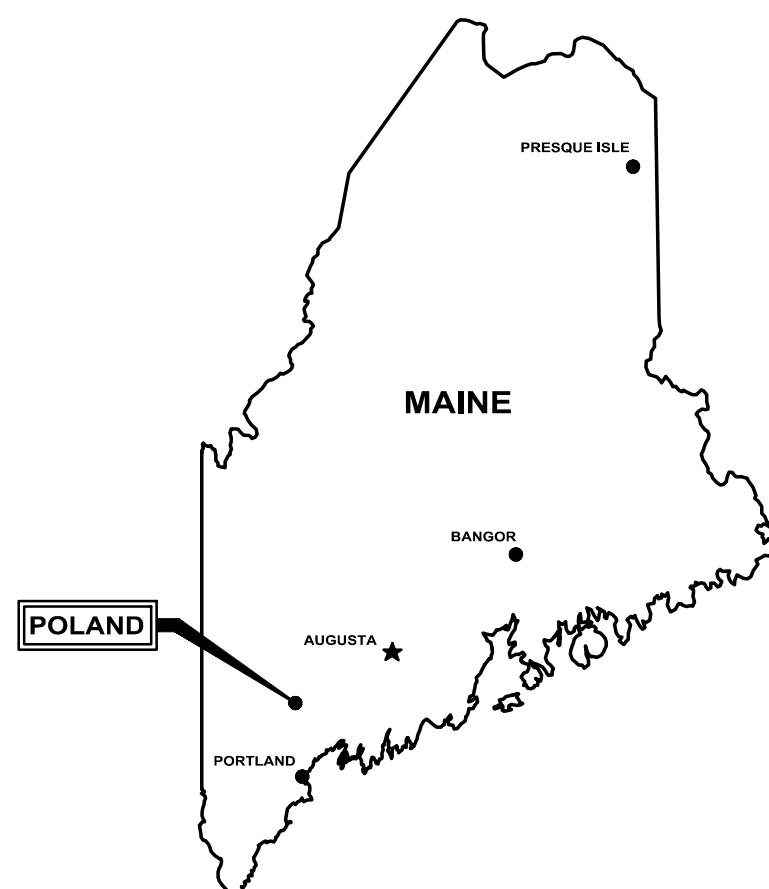
Engineered Plan Set

NESTLE WATERS NORTH AMERICA, INC

PERMIT DRAWINGS FOR

POLAND SPRING MASTER PLAN - PHASE I

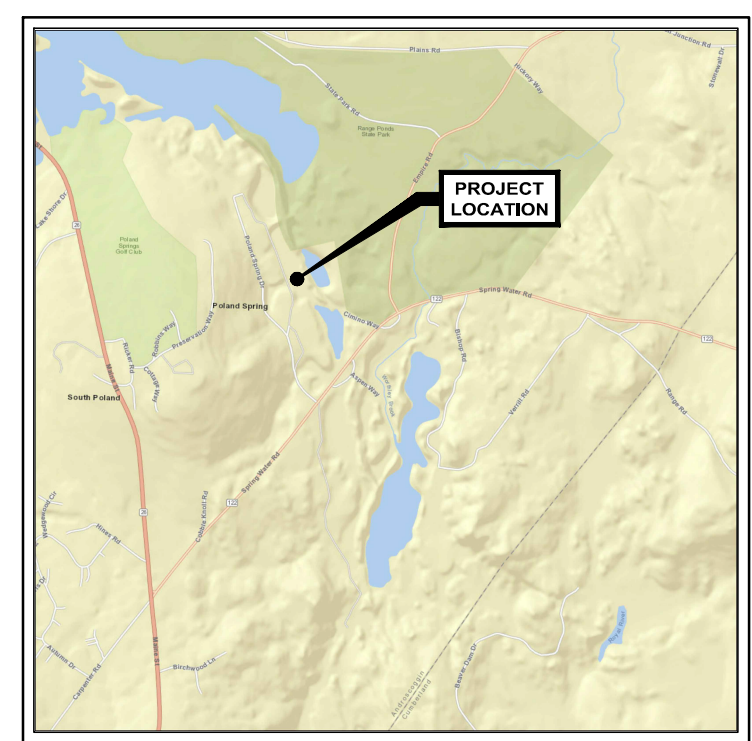
POLAND, ME
APRIL 2019



DRAWING INDEX

| | |
|----------------|---------------------------------------|
| GENERAL | |
| --- | COVER SHEET |
| CIVIL | |
| C-1 | GENERAL NOTES, LEGEND & ABBREVIATIONS |
| C-2 | EXISTING CONDITIONS PLAN |
| C-3 | PROPOSED SITE & GRADING PLAN |
| C-4 | DETAILS |
| C-5 | EROSION CONTROL NOTES & DETAILS |

FOR PERMITTING
PURPOSES ONLY



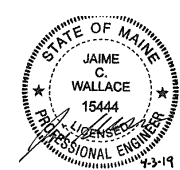
LOCATION PLAN
NTS

WRIGHT-PIERCE 
Engineering a Better Environment

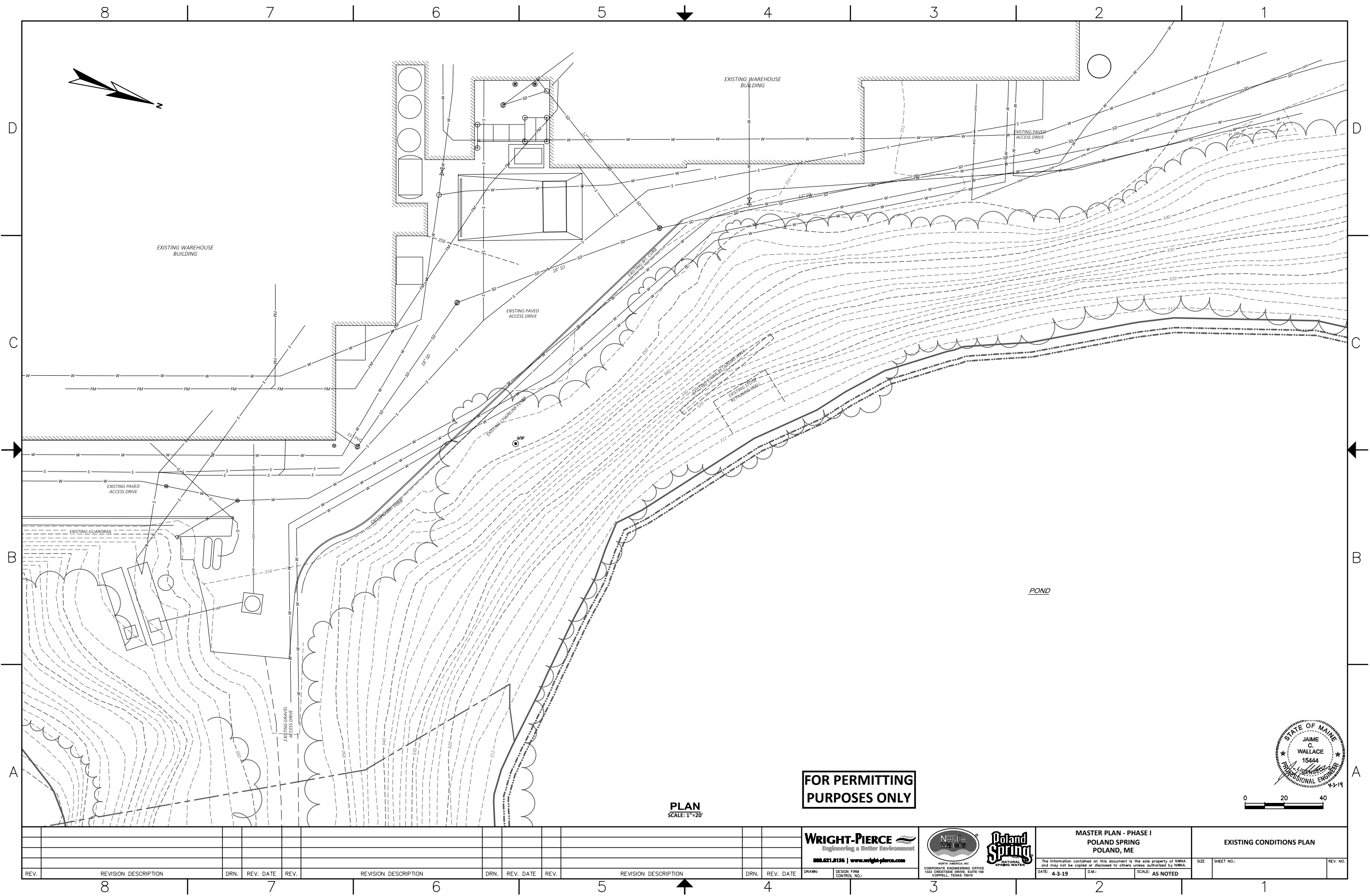
888.621.8156 | www.wright-pierce.com



NORTH AMERICA
CORPORATE ENGINEERING OFFICE
1322 CRESTSIDE DRIVE, SUITE 100
COPPELL, TEXAS 75019

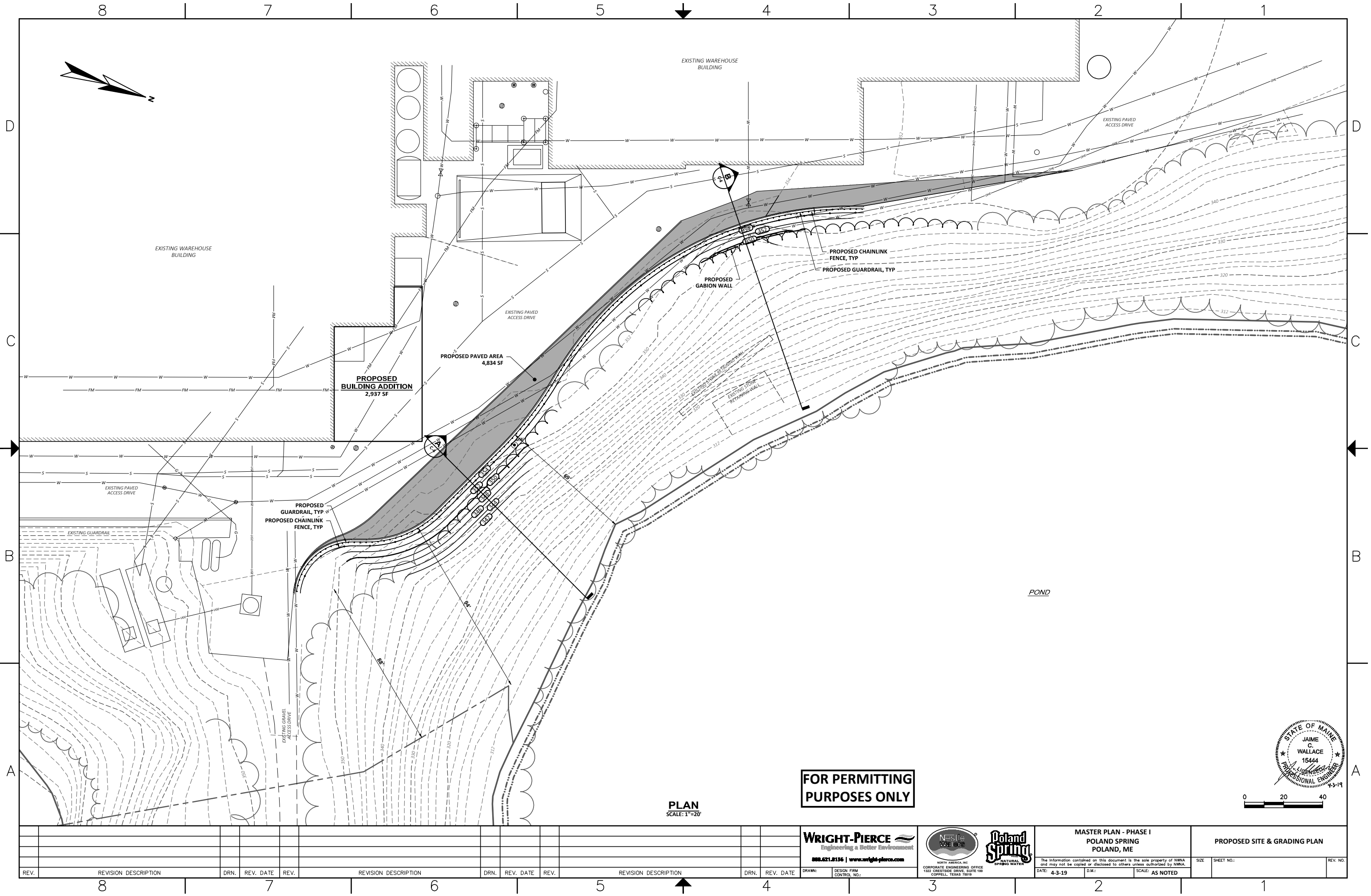


WP PROJECT No.



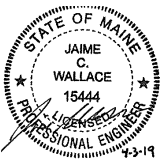
LAST SAVED BY: RYAN.BEISAW 4/4/2019 11:55 AM

J:\ENR\WESTLWATERS\ME\POLANDSPRING_WAREHOUSE\DRAWINGS\CIV\WAREHOUSEPROSITE.DWG | WarehouseProSite | 1:1 | 4/4/2019 11:59:31 AM | RYAN.BEISAW



PLAN
SCALE: 1"=20'

FOR PERMITTING
PURPOSES ONLY



| REVISION DESCRIPTION | | | | REVISION DESCRIPTION | | | |
|----------------------|---|------|-----------|----------------------|---|------|-----------|
| REV. | 8 | DRN. | REV. DATE | REV. | 6 | DRN. | REV. DATE |
| REV. | 7 | DRN. | REV. DATE | REV. | 5 | DRN. | REV. DATE |
| REV. | 6 | DRN. | REV. DATE | REV. | 4 | DRN. | REV. DATE |
| REV. | 5 | DRN. | REV. DATE | REV. | 3 | DRN. | REV. DATE |
| REV. | 4 | DRN. | REV. DATE | REV. | 2 | DRN. | REV. DATE |
| REV. | 3 | DRN. | REV. DATE | REV. | 1 | DRN. | REV. DATE |
| REV. | 2 | DRN. | REV. DATE | REV. | A | DRN. | REV. DATE |
| REV. | 1 | DRN. | REV. DATE | REV. | B | DRN. | REV. DATE |
| REV. | A | DRN. | REV. DATE | REV. | C | DRN. | REV. DATE |
| REV. | B | DRN. | REV. DATE | REV. | D | DRN. | REV. DATE |

WRIGHT-PIERCE
Engineering a Better Environment
888.621.8156 | www.wright-pierce.com

Nestlé Waters
POLAND SPRING
NATURAL SPRING WATER

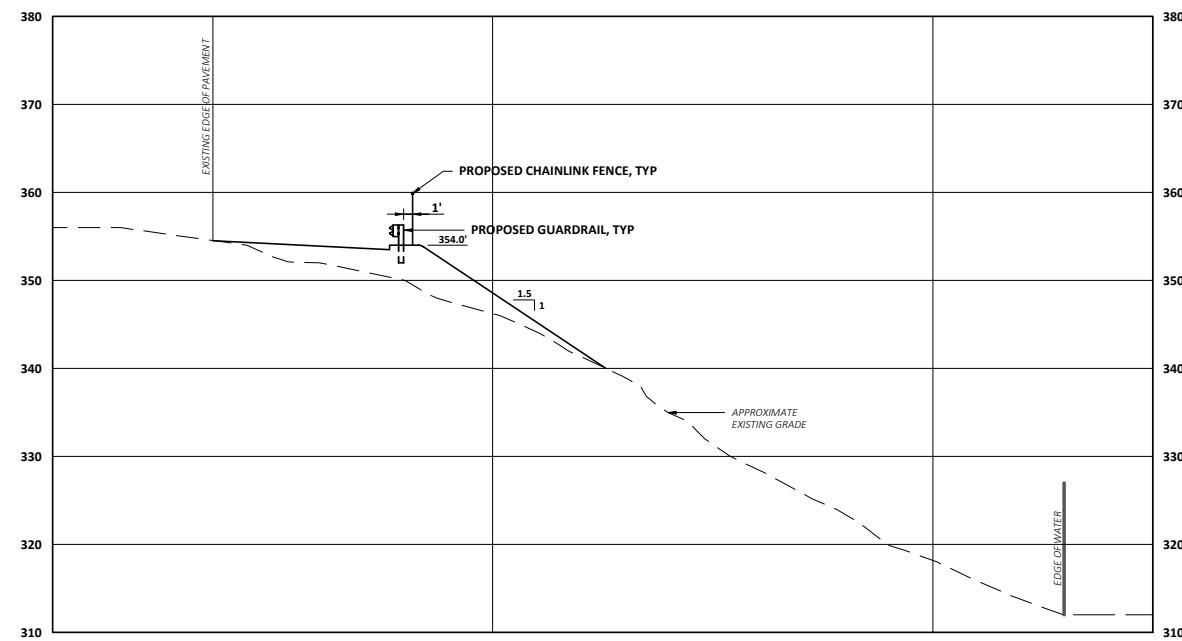
MASTER PLAN - PHASE I
POLAND SPRING
POLAND, ME

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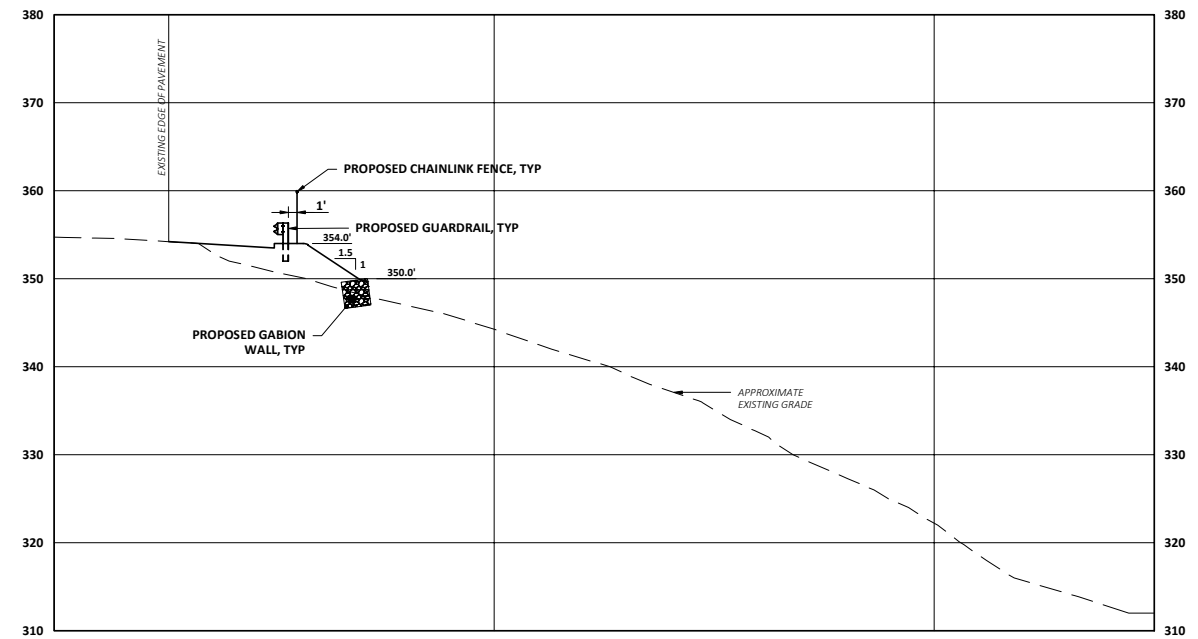
DATE: 4-3-19
D.M.:
SCALE: AS NOTED

PROPOSED SITE & GRADING PLAN

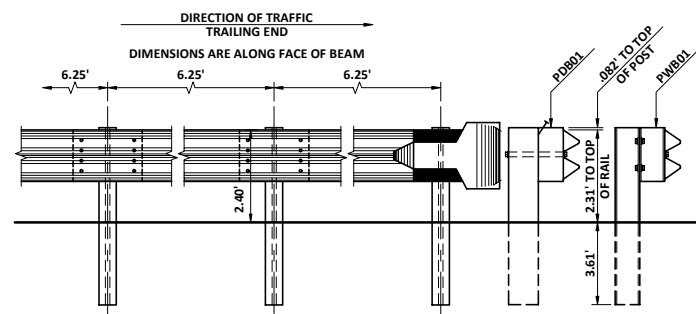
SIZE: SHEET NO.:
REV. NO.:



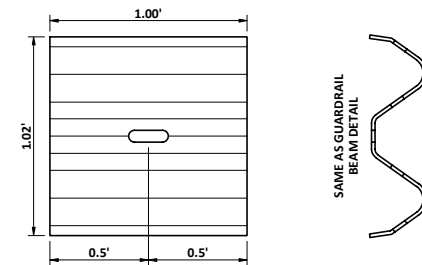
SECTION
SCALE: 1"=10'



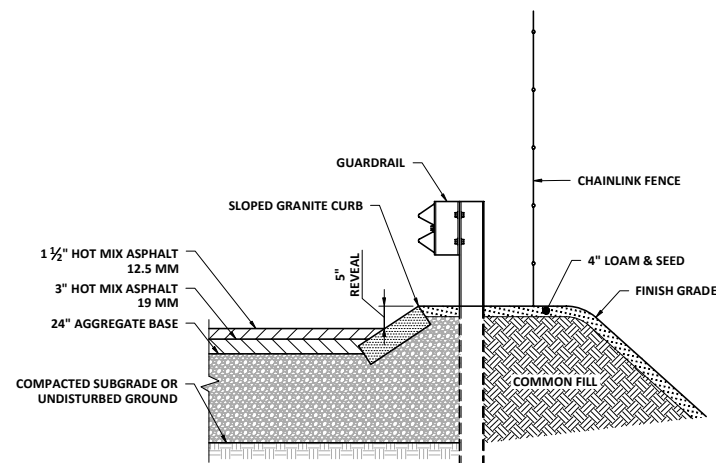
SECTION
SCALE: 1"=10'



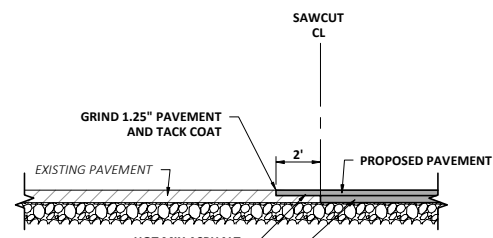
- NOTES:**
1. INTERMEDIATE POST SPACING SHALL BE 6.25' UNLESS OTHERWISE SHOWN.
 2. WOOD POSTS FOR GUARDRAIL SHALL BE 6X8 AND OFFSET BLOCKS SHALL BE 6X8.
 3. STEEL POSTS AND WOOD OFFSET BRACKETS FOR GUARDRAIL SHALL BE W150X13.5.
 4. STEEL POSTS PUNCHED WITH HOLES IN ADDITION TO THOSE SPECIFIED TO ACCOMMODATE OTHER TYPES OF GUARDRAIL, WILL BE ACCEPTED SUBJECT TO THE APPROVAL OF THE ENGINEER.
 5. "W" BEAM BACKUP PLATES SHALL BE PLACED BEHIND RAIL ELEMENTS AT INTERMEDIATE STEEL POSTS (NON-SPLICE POSTS), FOR THE TYPE 3B ONLY.
 6. BEAM TYPE GUARDRAIL SET ON A RADIUS OF 1.75" OR LESS SHALL BE CIRCULAR GUARDRAIL.
 7. OFFSET BRACKETS SHALL BE INSTALLED ON ALL POSTS.
 8. GUARDRAIL TERMINAL END (RWE03A) TO BE USED ONLY ON TRAILING END OF GUARDRAIL ON DIVIDED HIGHWAY. WASHERS (FWR03) SHALL BE INSTALLED ON THE LAST NINE POSTS.
 9. IDENTIFICATION LETTERS AND NUMBERS ON DRAWINGS REFER TO THE STANDARD DETAIL DRAWINGS SHOWN IN "A GUIDE TO STANDARDIZED HIGHWAY BARRIER HARDWARE" BY AASHTO-AGC-ARTBA JOINT COMMITTEE.



METAL GUARDRAIL DETAIL
SCALE: NTS

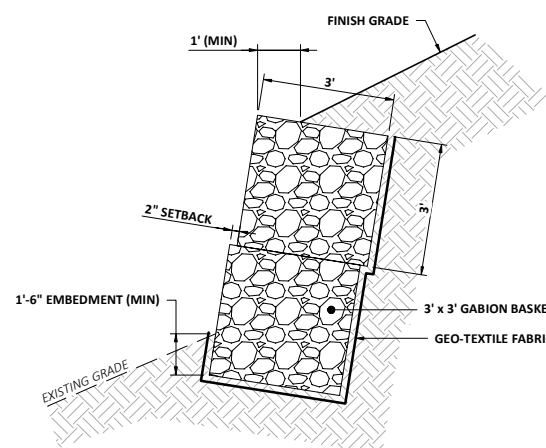


**PAVEMENT SECTION &
SLOPED GRANITE CURB**
SCALE: NTS



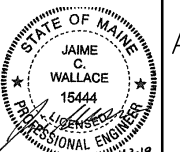
SHIPLAP PAVEMENT JOINT

SCALE: "NTS"



TYPICAL GABION WALL SECTION
SCALE: NTS

**FOR PERMITTING
PURPOSES ONLY**

[illegible]



Planning Board Office

1231 Maine Street,
Poland, Maine 04274-7328

Findings of Fact & Conclusion of Law

Date: March 26, 2019

Application Type: Formal Shoreland Zoning Application

Owners Name: Mark Fiorino 30 Cross St. Foxborough, MA 02035

Located at: 40 West Shore Drive

Parcel ID: 0046-0011

Zoning Districts: Rural Residential 2 and Limited Residential

Project Description:

On March 26, 2019 Mr. Fiorino submitted a Formal Shoreland Zoning Application for a new deck addition. The proposed new deck addition consists of 274.9 square feet. The closest setback from the existing structure to Middle Range Pond is 33.11 feet. The closest setback of the proposed new structure to Middle Range Pond is 33.18 feet. The proposed deck will consist of 27% of the available expansion. The existing unpermitted paver patio and shed #2 will be removed and the impervious surfaces will increase from 13.6% to 14.9%.

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

1. Will maintain safe and healthful conditions

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

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

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

3. Will adequately provide for disposal of all wastewater

A new Wastewater Disposal system was not applied for. Therefore, the Board finds that this section is not applicable.

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

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

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

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

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

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

7. Will avoid problems associated with floodplain development and use

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

504.3 Non-Conforming Structures

504.3. A. Expansions of Non-Conforming Structures

The Applicant is proposing a 274.9 square foot expansion or 27% of the existing improvements; based on this information the Board finds that this criterion will be met.

504.3. B. Relocation of Non-Conforming Structures

The Applicant only has proposed a deck expansion: therefore, the Board finds that this section is not applicable.

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

The Board must determine if the proposed structure meets the setbacks to the greatest practical extent. The Board considered the size of the lot, the slope of the land, the potential for soil erosion, the location of other similar structures on the adjacent property, the location of the existing rain gardens and underdrainage, the location of the existing septic system, and the type and amount of vegetation that may need to be removed if the structure would be relocated. The Applicant is proposing to remove the existing camp that is on a new foundation already moved back to the greatest extent and build a new home on the existing foundation. The Applicant did not apply for reconstruction or replacement of the structure: therefore, the Board finds that this section is not applicable.

504.3. D. Change of Use of a Nonconforming Structure

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

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

Setback reductions were not applied for and the new deck will be no closer to the resource than the existing structure; based on this information the Board finds that this criterion will be met.

508.27 Shoreland Zoning Standards

508.27.B. Principal and Accessory Structures

Chapter 5 §504.3 provides the performance standards for relocation and/or reconstruction of non-conforming structures. The Applicant has not proposed any accessory structures; therefore, the Board finds that this section is not applicable.

508.27.C. Multiple Principal Structures

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

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

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

508.27.E. Individual Private Campsites

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

508.27.F. Parking Areas

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

508.27.G. Roads and Driveways

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

508.27.H. Storm Water Runoff

The expansion of the deck is less than 300 square feet. Based on this information and in information in the record the Planning Board finds that this criterion will be met.

508.27.I. Essential Services

The Applicant is not proposing to install any new electrical poles, transmission lines, satellite dishes, generators, hydrants etc. therefore, the Board finds that this section is not applicable.

508.27.J. Mineral Exploration and Excavation Permits

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

508.27.K. Agriculture

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

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

The removal of vegetation was not part of this application, the Board finds that this section is not applicable.

Conclusion

- The application checklist was approved as complete on March 26, 2019, at which time the Board voted to waive the requirement for a site walk and public hearing.
- The Applicant has provided the Board with a Deed (Book 8842, Page 295) showing reasonable right, title, or interest in the property.
- The Board has concluded that they have the jurisdiction to review the application under Chapter 5 §504.3 (Non-Conforming Structures).

Therefore, the Town of Poland Planning Board hereby approves (3-0) with the following conditions, the application for Mark Fiorino, to expand the deck, as described in the application dated March 26, 2019 and the approved site plan dated March 26, 2019 and the above findings of facts.

Conditions of Approval

- Soil Erosion Control and Stormwater Management Measures shall be in place prior to construction. The Code Enforcement Officer may require additional measures be taken.
- Soil disturbance during the period March 1st to May 1st is prohibited.
- Any disturbed soils shall be revegetated immediately upon completion of construction and any disturbed soils within 100-ft. of the high-water mark shall be revegetated per the approved plan.
- This approval will expire twelve (12) months from the date of Planning Board approval if the project or the use has not been started within this allotted time.
- Building/use permits shall be obtained prior to the start of construction/use.
- A person certified in erosion control practices by the Maine Department of Environmental Protection must be present at the site each day earth moving activity occurs for a duration that is sufficient to ensure that proper erosion and sedimentation control practices are followed. This is required until erosion and sedimentation control measures have been installed, which will either stay in place permanently or stay in place until the area is sufficiently covered with the vegetation necessary to prevent soil erosion.
- The Applicant has agreed to follow the recommendations by Androscoggin County Soil and Water Conservation District regarding pre and post storm water, erosion, and phosphorus issues within the parcel.
- Plan approval is also conditioned upon compliance by the Applicant with the plans and specifications which have been received by the Planning Board in connection with the development proposal as well as with any oral or written commitments regarding the project which were specifically made by the Applicant to the Board in the course of its deliberations.
- The Applicant must apply for and obtain all applicable permits for the proposed development under the Natural Resources Protection Act, Title 38 M.R.S.A. section 480-C, the Site Location of Development Act, the Erosion and Sedimentation Control law, Title 38 M.R.S.A. section 420-C, the Stormwater Management Law, the Federal Clean Waters Act as delegated to the State of Maine, and all other applicable state and federal laws regulating the use or development of land.

- The new site plan must be recorded with the Androscoggin County Registry of Deeds within 90 days of approval.
- The existing unpermitted patio and shed #2 must be removed before any permits are issued.

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

Date Approved: April 23, 2019
Poland Planning Board

, Chairperson

James Porter, Vice -Chairperson

George Greenwood, Secretary

Mark Weinberg

Stephanie Floyd

Cheryl Skilling



Planning Board Office

1231 Maine Street,
Poland, Maine 04274-7328

Findings of Fact & Conclusion of Law

Date: April 9, 2019

Application Type: Formal Shoreland Zoning Application

Owners Name: Town of Poland Conservation Committee

Located at: Waterhouse Brook Dam Poland Corner Rd.

Parcel ID: 0010-0028-1

Zoning Districts: Downtown and Limited Commercial

Project Description:

On April 9, 2019 the Town of Poland Conservation Committee presented a Shoreland Zoning Application to construct a pedestrian bridge over the existing dam. The Applicants also plan to place two to three 4' x 4' granite blocks to correct a minor erosion issue and aid in the launching of canoes and kayaks.

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

1. Will maintain safe and healthful conditions

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

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

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

3. Will adequately provide for disposal of all wastewater

There is no wastewater disposal system planned. Therefore, the Board finds that this section is not applicable.

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

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

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

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

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

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

7. Will avoid problems associated with floodplain development and use

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

504.3 Non-Conforming Structures

504.3. A. Expansions of Non-Conforming Structures

There are no structures being expanded; therefore, the Board finds that this section is not applicable.

504.3. B. Relocation of Non-Conforming Structures

There are no existing structures with this application; therefore, the Board finds that this section is not applicable.

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

The Board must determine if the proposed structure meets the setbacks to the greatest practical extent. The Board considered the size of the lot, the slope of the land, the potential for soil erosion, the location of other similar structures on the adjacent property, the location of the existing rain gardens and underdrainage, the location of the existing septic system, and the type and amount of vegetation that may need to be removed if the structure would be relocated. There are no proposed reconstruction or replacement of non-conforming structures with this application: therefore, the Board finds that this section is not applicable.

504.3. D. Change of Use of a Nonconforming Structure

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

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

There are no dwellings associated with this application; therefore, the Board finds that this section is not applicable.

508.27 Shoreland Zoning Standards

508.27.B. Principal and Accessory Structures

Chapter 5 §504.3 provides the performance standards for relocation and/or reconstruction of non-conforming structures. The Applicant has not proposed any accessory structures; therefore, the Board finds that this section is not applicable.

508.27.C. Multiple Principal Structures

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

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

This application does include a pedestrian bridge over the Waterhouse Brook Dam; Based on this information and in the record the Board finds that this criterion will be met.

508.27.E. Individual Private Campsites

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

508.27.F. Parking Areas

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

508.27.G. Roads and Driveways

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

508.27.H. Storm Water Runoff

The Applicant will incorporate two or three 4' x 4' granite blocks to correct a minor erosion issue, a mitigation plan for pre and post construction erosion, and phosphorus control. Based on this information and in the record the Planning Board finds that this criterion will be met.

508.27.I. Essential Services

The Applicant is not proposing to install any new electrical poles, transmission lines, satellite dishes, generators, hydrants etc. therefore, the Board finds that this section is not applicable.

508.27.J. Mineral Exploration and Excavation Permits

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

508.27.K. Agriculture

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

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

The Applicant has not proposed any removal of vegetation: therefore, the Board finds that this section is not applicable.

Conclusion

- The application checklist was approved as complete on April 12, 2019, at which time the Board voted to waive the requirement for a site walk and a public hearing.
- The Applicant has provided the Board with a Deed (Book 1134, Page 76) showing reasonable right, title, or interest in the property.
- The Board has concluded that they have the jurisdiction to review the application under Chapter 5 §504.3 (Non-Conforming Structures).

Therefore, the Town of Poland Planning Board hereby approves (5-0) with the following conditions, the application for The Town of Poland Conservation Committee, to install a pedestrian bridge and granite slabs, as described in the application dated April 9, 2019 and the approved site plan dated March 15, 2019 and the above findings of facts.

Conditions of Approval

- Soil Erosion Control and Stormwater Management Measures shall be in place prior to construction. The Code Enforcement Officer may require additional measures be taken.
- Soil disturbance during the period March 1st to May 1st is prohibited.
- Any disturbed soils shall be revegetated immediately upon completion of construction and any disturbed soils within 100-ft. of the high-water mark shall be revegetated per the approved plan.
- This approval will expire twelve (12) months from the date of Planning Board approval if the project or the use has not been started within this allotted time.
- Building/use permits shall be obtained prior to the start of construction/use.
- A certified person in erosion control practices by the Maine Department of Environmental Protection must be present at the site each day earth moving activity occurs for a duration that is sufficient to ensure that proper erosion and sedimentation control practices are followed. This is required until erosion and sedimentation control measures have been installed, which will either stay in place permanently or stay in place until the area is sufficiently covered with the vegetation necessary to prevent soil erosion.
- The Applicant has agreed to follow the recommendations by Androscoggin County Soil and Water Conservation District regarding pre and post storm water, erosion, and phosphorus issues within the parcel.
- Plan approval is also conditioned upon compliance by the Applicant with the plans and specifications which have been received by the Planning Board in connection with the development proposal as well as with any oral or written commitments regarding the project which were specifically made by the Applicant to the Board in the course of its deliberations.
- The Applicant must apply for and obtain all applicable permits for the proposed development under the Natural Resources Protection Act, Title 38 M.R.S.A. section 480-C, the Site Location of Development Act, the Erosion and Sedimentation Control law, Title 38 M.R.S.A. section 420-C, the Stormwater Management Law, the Federal Clean Waters Act as delegated to the State of Maine, and all other applicable state and federal laws regulating the use or development of land.

- The new site plan must be recorded with the Androscoggin County Registry of Deeds within 90 days of approval.

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

Date Approved: April 9, 2019
Poland Planning Board

, Chairperson

James Porter, Vice -Chairperson

George Greenwood, Secretary

Mark Weinberg

Stephanie Floyd

Cheryl Skilling