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

<u>CALL TO ORDER</u> – 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.

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

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

COMMUNICATIONS – None

<u>OLD BUSINESS</u> – 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:

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

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

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

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

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

Planning Board

Recorded by: Sarah Merrill

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:

- Read every part of this document. Failure to follow requirements can and will delay the Planning Board's decisions.
- Fill out the forms on pages 1 through 6. Obtain or get copies of information as required by the application on these pages.
- Use the "Submission Checklist" on pages 5 and 6 to make sure submission requirements are met.
 - The checklist is a summary of the standard requirements in Section 509.8 of the Comprehensive Land Use Code.
 - 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.
 - 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.
 - Some requirements may need only a one paragraph or one sentence statement. Make sure all requests are answered.
- NUMBER OF COPIES OF THE APPLICATION AND DUE DATE
 - 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.
 - 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.
 - 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 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
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:

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		PLIC plicar	ANT or CONTACT PERSON: t is:X_Landowner Contra	actor Renter Buy	/er
information: Name(s):Same Company					
Name(s): Same	•			contract to buy from the landowner,	along with the following
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THIS APPLICATION IS FOR: Commercial X Industrial Institutional Governmental Open Space EXISTING LOT CONDITIONS: (This page is to describe what is on your lot currently) 1. General Does this lot have any development? (If No, go to "Proposed Development") No a. Is there an existing Well No b. Is there an existing Septic System X 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 No i) If yes, will there be any changes/modifications? X No i) If yes, will there be any changes/modifications? X 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 No i) If yes, submit information about the structure to be removed and how any debris will be disposed of. Existing Land Development & Improvements NOT Including Buildings a. Size of lawns or Acres b. Size of fields or Acres c. Size of driveways/roads d. Size of other non-vegetated areas e. Wetlands already filled 0 Sq. Ft. Existing Main Structure a. Ground Footprint b. Total Gross Floor Space (exterior dimensions of all floors) Alternate Phone:	Co	mpar	- У		
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d. Size of other non-vegetated areas e. Wetlands already filled 3. Existing Main Structure a. Ground Footprint b. Total Gross Floor Space (exterior dimensions of all floors) 242,131 +/- Sq. Ft. 9 Sq. Ft. 480,985 +/- Sq. Ft. 480,985 +/- Sq. Ft.					0.40.070 / 0.5
e. Wetlands already filled 3. Existing Main Structure a. Ground Footprint b. Total Gross Floor Space (exterior dimensions of all floors) 9. Sq. Ft. 480,985 +/- Sq. Ft. 480,985 +/- Sq. Ft.			·		
3. Existing Main Structure a. Ground Footprint b. Total Gross Floor Space (exterior dimensions of all floors) 480,985 +/- Sq. Ft. 480,985 +/- Sq. Ft.					
a. Ground Footprint b. Total Gross Floor Space (exterior dimensions of all floors) 480,985 +/- Sq. Ft. 480,985 +/- Sq. Ft.	2		<u> </u>		<u> </u>
b. Total Gross Floor Space (exterior dimensions of all floors) 480,985 +/- Sq. Ft.	ა.				400 00E +/ 5~ F+
, ,			•	floors)	•
			• •	10010)	

	d.	Side Setback			200 +/-	Ft.
	e.	Rear Setback			<u> 1,400 +/-</u>	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')	<u> 150 +/-</u>	Ft.
4.	For	undation Type	Full Basement	Frost Walls	Slab	Piers
5.	Exi	sting 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	Χ	_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.
ô.	Tot	al Existing Impervious Surfaces		,	580.387 +/-	 Sq. Ft.
	<u>a.</u>	Add 2c +2d + 3a + 5b	•	,		_ '
PR	OPC	SED DEVELOPMENT:				
1.		tlands to be impacted			0	Sq. Ft
2		w footprint(s) and developed area(s):			
	a.	Changes in building footprint(s)	- / -	2.9	937	Sq. Ft
	b.	Changes in driveway/roadway			507	Sq. Ft
	C.	Changes in patios, walkways, etc	ı		0	Sq. Ft
_	d.	TOTAL (2a+2b+2c)		24	130	Sq. Ft
3.		centage of lot covered by impervious			10.3%	%
	a.	(Equals fareas on line 6 page 2 +	line 2d abovel / ITot	al lot area measured in sq. ft	:.I * 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.
 - I. Standard submissions requirements shall follow Section 509.8 of the Comprehensive Land Use Code. Copies of the Code are available for viewing at the Town Office and Library. Copies are available for purchase (\$25.00) in the Code Enforcement Office.
 - i. (Use checklist starting on page 6 for summary of usual requirements.)
 - m. Other requirements unique to your project added by the Planning Board.

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

This includes but is not limited to the following:

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

JAASAH	4.4.19
Applicant's Signature(s)	Date

Submission CHECKLIST

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

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

For Applicant Use		Jse		For Planning Board Use		d Use	
Provided	Waiver		Section 509.8.A Submission requirements	Received	On	Waived	Not
	Request	Applicable			File		Applicable
		Χ	Peak hour traffic				
		Χ	Traffic counts				
		Χ	Traffic accident data				
		Χ	Road capacities				
		Χ	Traffic signs, signals				
			STORMWATER & EROSION				
Χ			Method for handling stormwater shown				
Χ			Flow direction				
X			Catch basins, dry wells, ditches, etc.				
5 -		Χ	Engineering Analysis of stormwater				
			Erosion control measures				
			Hydrologist groundwater impact				
		Χ	Utility plans for all utilities				
			Cross-section profile of roads, walks				
			Construction drawings of roads, utilities				
			Cost analysis of project and financial capability demonstrated				
		Х	Phosphorus control plan if in watershed of a great pond				
		Х	Submission of waiver requests				
Χ			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 of the review process.	Board on	1 1	but does	not create ve	sted rights i	n the initiation
By vote of the Board this application requires an or If yes, an onsite inspection is scheduled for	n-site inspecti	on: /	at	Yes 	AM	No PM
By vote of the Board this application requires a public yes, public hearing is scheduled for	olic hearing: /	1	at	Yes :	AM	No PM
Conditions of Approval for Formal Site Review:						
Planning Board Chair				Da	/ nte	1

Site Review and Shoreland Zoning Review Fees:

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

- 1. Building and Structures may include up to five times the footprint area of the building for grounds improvements, exclusive of the building footprint, as part of the building review fee.
- 2. <u>Building and Grounds Improvement Fees</u>. The sum of these two fees may be limited to \$2,500.00 per application at the discretion of the Planning Board. (Junkyards, auto graveyards, recycling business, and towers excluded.
- 3. 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.

Each Notification, First Class Mail sent by Town	
Lacti Notification, First Glass Wall Scrit by Town	
	\dashv

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: Mailing Address: Town, State, Zip: Home Phone: Work Phone: 207-998-6529 Nestle Waters North America, Inc. Hours: Hours: Hours: Hours:
201 330 0023
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: Date: 4 4 19
OFFICE USE ONLY: Request Taken By: Date: / / Time: :a.m. p.m.
Neguest ranen bybatebate



Abutters List

03/03/2016

0001-0011-0001 PIKE INDUSTRIES INC. 3 EASTGATE PARK RD.

BELMONT, NH 03320

0001-0011-0004 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

0006-0040 IMAGE INC.

% CYNTHIA ROBBINS % CYNTHIA ROBBINS POLAND, ME 04274

0006-0040C

POLAND SPRING PRESERVATION SOC. ATTN: SECRETARY P.O. BOX 444 POLAND, ME 04274

0006-0041

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

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

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

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

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

109 POLAND SPRING DR.

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

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

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

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

0006-0040E 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

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

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

002A-0013-0006 MCCORRY, REBECCA W. MCCORRY, MICHAEL (JT) 272 SPRINGWATER RD. POLAND, ME 04274 0001-0011-0003 PIKE INDUSTRIES INC. 3 EASTGATE PARK RD. BELMONT, NH 03320

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

0001-0012

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

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

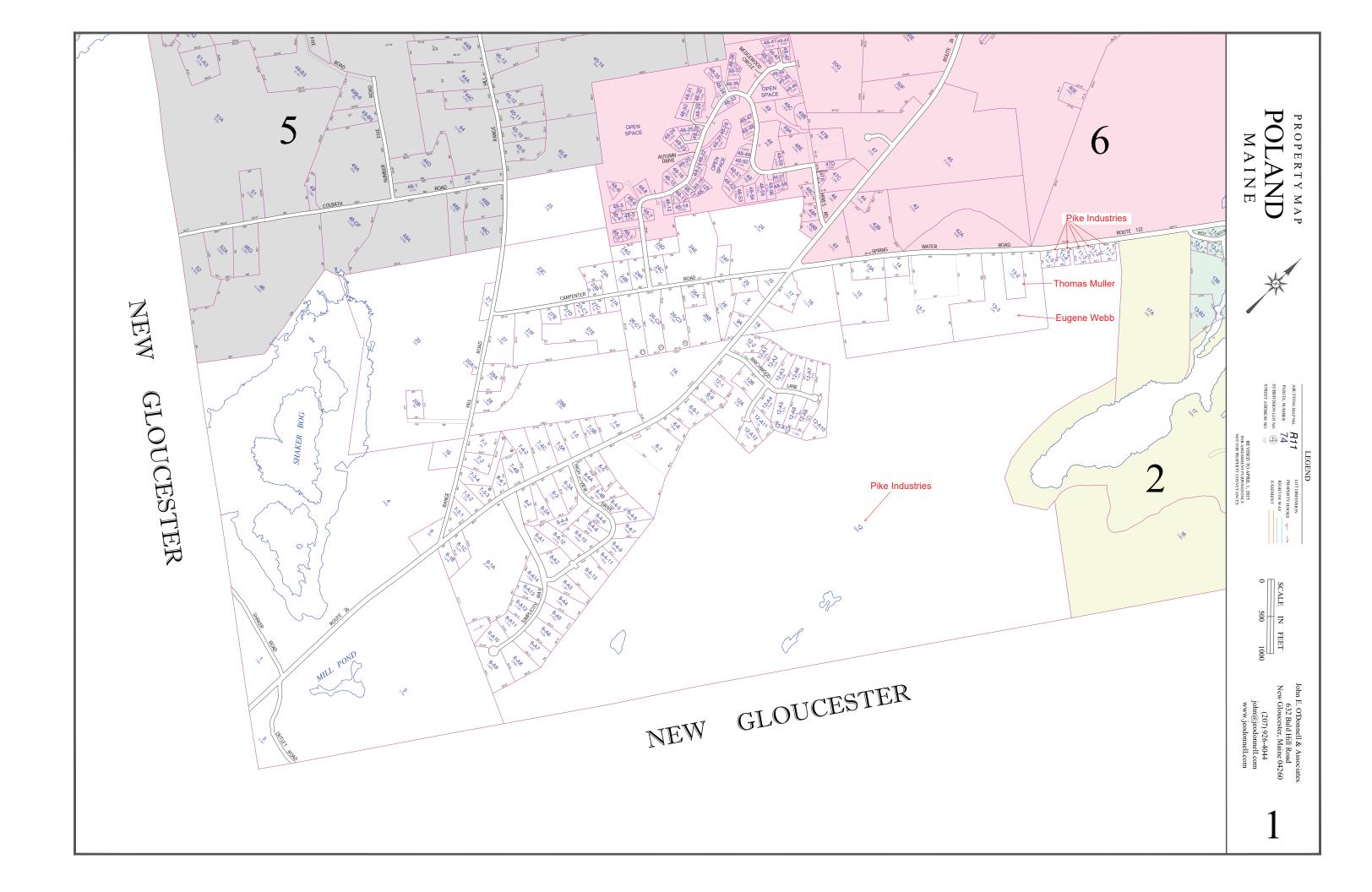
0006-0040G NESTLE WATERS NORTH AMERICA INC. ATTN: TAX DEPARTMENT 900 LONG RIDGE ROAD BLD. 2 STAMFORD, CT 06902

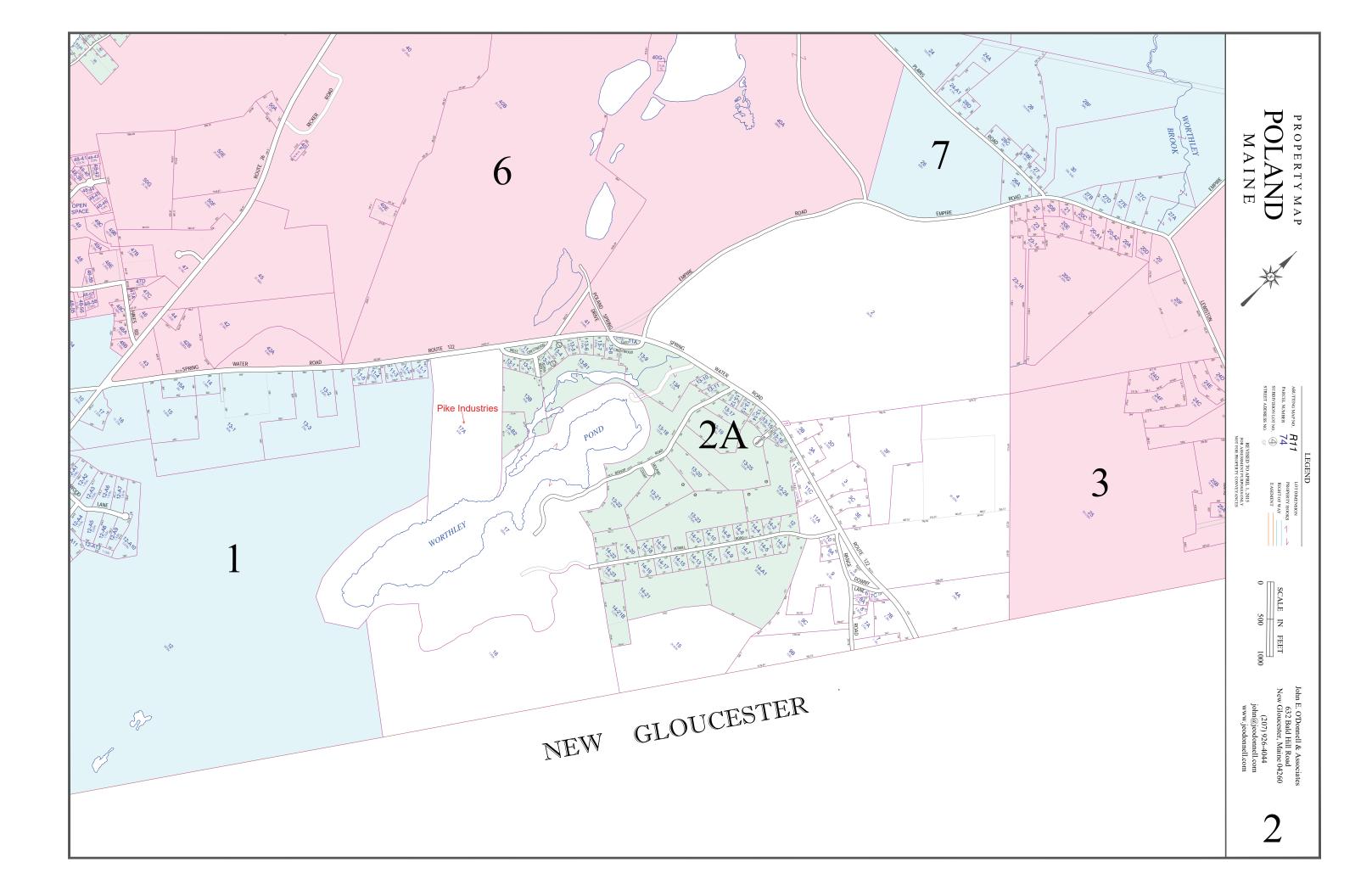
0006-0042A HUTTEL, G. JULIA (TRUSTEE) 34 COBBLE KNOLL RD. POLAND, ME 04274

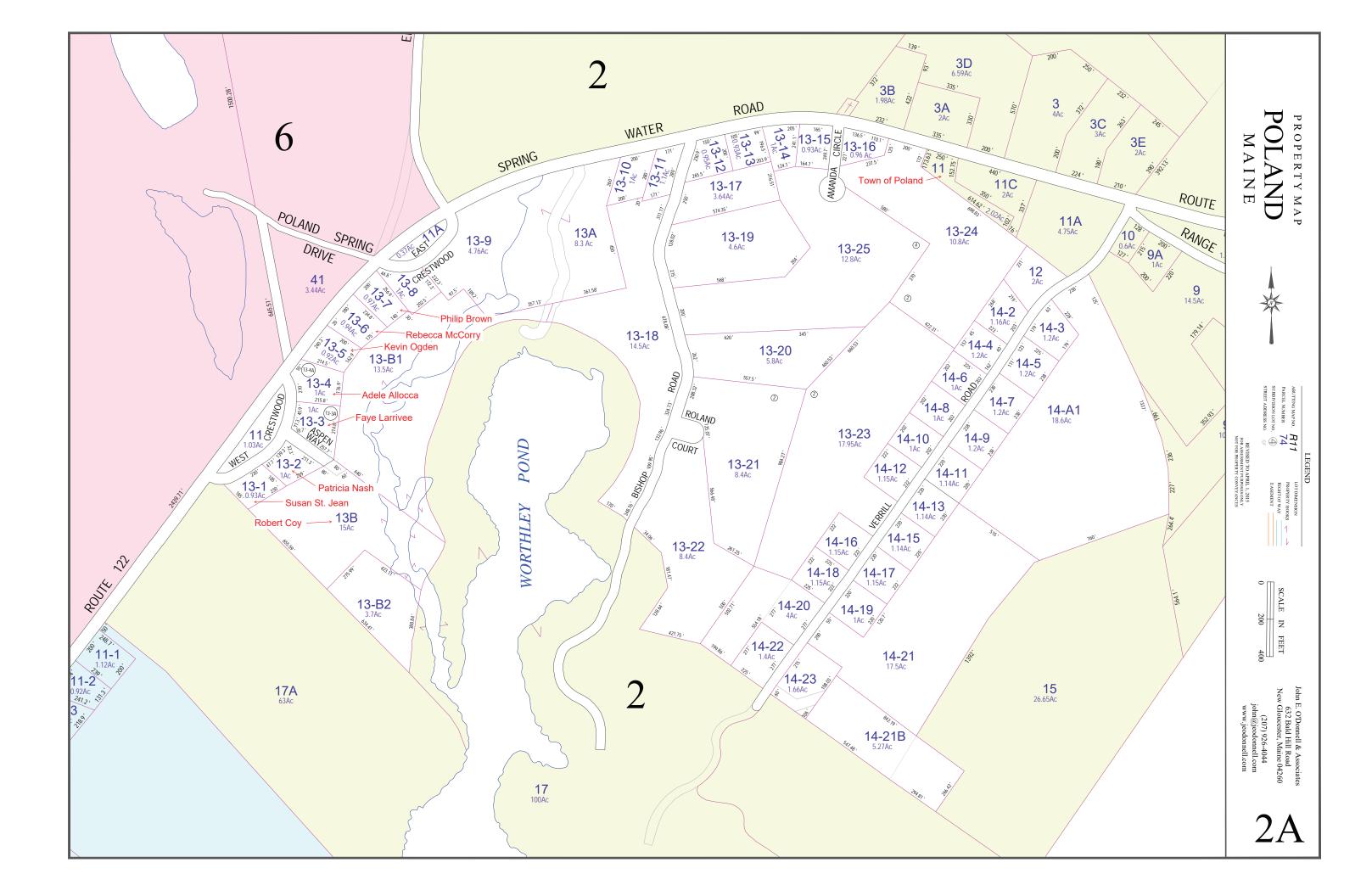
002A-0013-0001 ST. JEAN, SUSAN M. 8 WEST CRESTWOOD POLAND, ME 04274

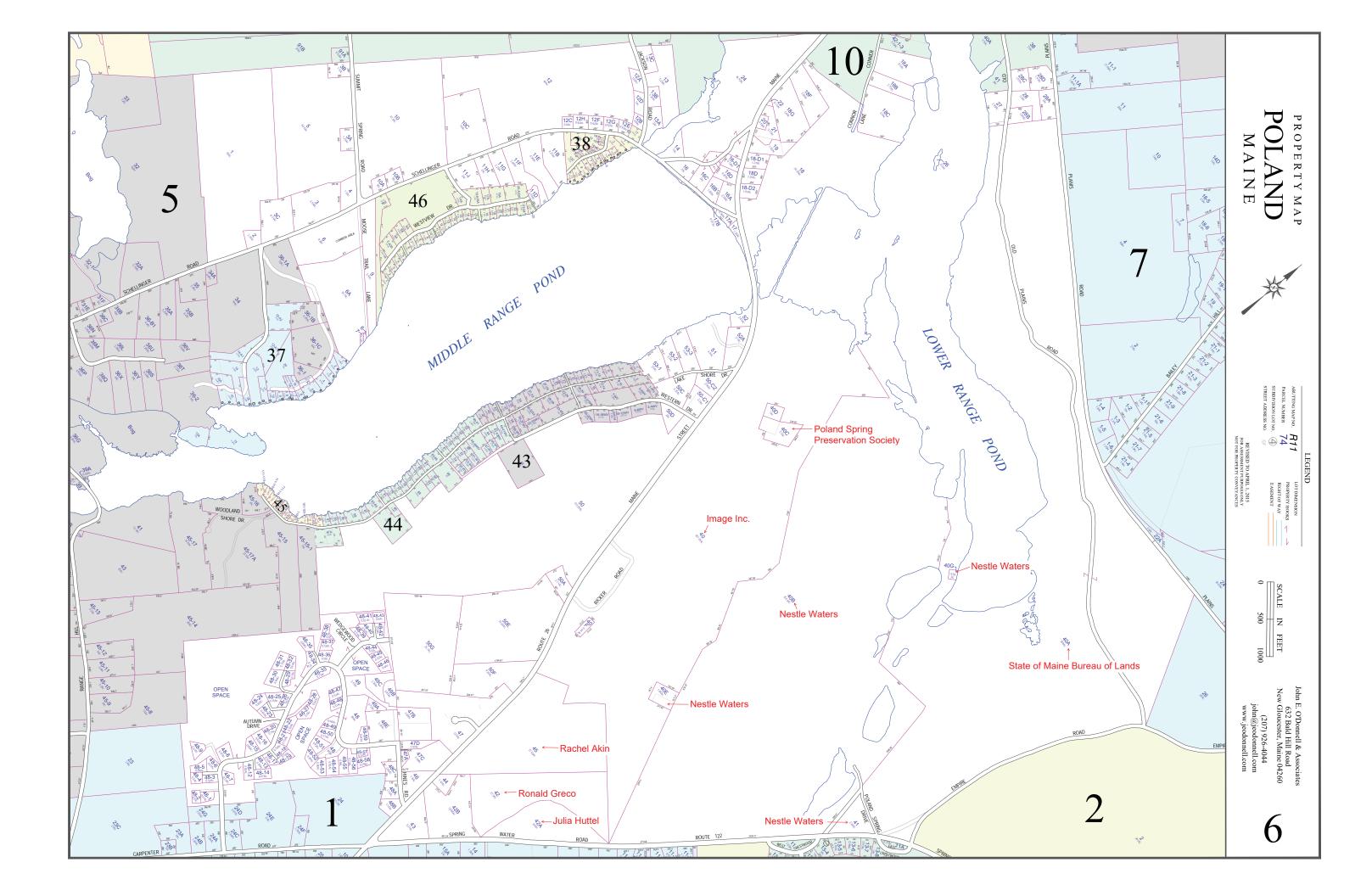
002A-0013-0004 ALLOCCA, ADELE M. 96 BIRCH DR. POLAND, ME 04274

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











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 Sk

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 Remodled: 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:

Attic: None

Exterior Walls: OTHER
Roofing Materials: Metal Ic
Foundation: Concrete
Insulation: Heavy
Fireplace: 0
Heating: Units
A/C: 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



Building Information

Year Built: 1977 Remodled: 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

Card Number: 3
Acreage: 0
Land Value: \$0

Building Value: \$2,000,000 **Total Value:** \$2,000,000 **Taxes:** \$1,105,979 Stories:

Attic: None

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

NO SKETCH AVAILABLE

Building Information

Year Built: 1 Remodled: 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: Remodled:

Living Area (sqft): Basement:

Finished Basement: Number of Rooms: Number of Bedrooms: Number of Full Baths: Number of Half Baths:

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 Remodled: 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:

Stories: Exterior Walls:

Foundation:

Insulation:

Fireplace:

Heating:

A/C:

Attic:

Roofing Materials:

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



Building Information

Year Built: 1 Remodled: 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

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

Stories:

Exterior Walls: CLAPBOARD Roofing Materials: Asphalt Shingles Foundation: Brick &/or Stone

Insulation: Full Fireplace: 0

Heating: Radiant Foor

A/C: None Attic: None

> NO SKETCH AVAILABLE

Building Information

Year Built: Remodled:

Living Area (sqft): Basement:

Finished Basement: Number of Rooms: Number of Bedrooms: Number of Full Baths: Number of Half Baths: Stories:

A/C:

Attic:

Exterior Walls: Roofing Materials: Foundation: Insulation: Fireplace: Heating:





Deed

(101) Quitclaim Deed (With Covenant)

12206

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, burgain, sell and ronney and forever quit-claim unto the said Poland Spring Corporation, its successors

keins 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;
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

1 3

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, 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:

- 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;
- 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
- 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.

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

hairs and assigns/, to their own use and behoof forever.

adam open years at producting amount of their

And I do roughtant with the said grantee , its successors medical and assigns, that I will marrant and forever defend the premises too the esaid grantee , its successors maked assigns forever, against the lawful claims and demands of all persons claiming by, through year under the course of the

In Withras Wherrof, I, the said Paul den Haene, being unmarried,

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feciment services about

beimingkin whose Assak Market With a seek religible who he medical seek was hard and seal this twelfth day of November in the year of our Lord one thousand nine hundred and eighty.

Signed, Bealed and Belivered in presence of

Maryhan Vaylor	John han
	*

State of Mark. Ss. November 12, 1980 .
County of New York Personally appeared the above named Paul den Haene

and acknowledged the above instruction

ment to be his free act and deed.

Before me,

ANDROSCOCCIN SS. 25 1980 RECEIVEDNOV 25 1980 AT /2 H.44 M. P. M. and recorded from original BURHARD RUCHHICL Justice of the Peace.

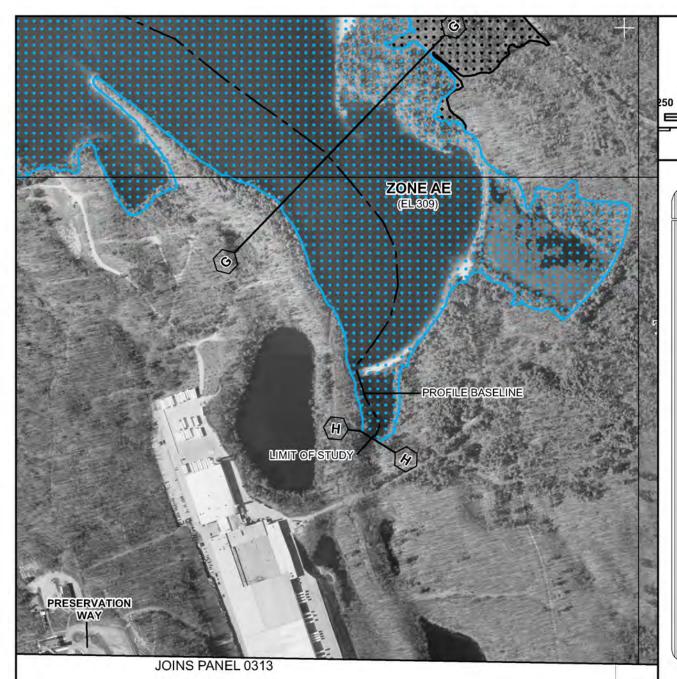
Notary Public, Carte of New York Ctary Public. (2016 of New York Ctary Public.)

Qualified in New York County torney at Law.

Commission Explice March 30 1581 torney at Law.



FIRM Map





MAP SCALE 1" = 500' 500

1000

3 FEET

FIRM

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

PANEL 0311E

PANEL 311 OF 470

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY POLAND, TOWN OF

SUFFIX

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



MAP NUMBER 23001C0311E **EFFECTIVE DATE JULY 8, 2013**

Federal Emergency Management Agency

2905000 FT

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



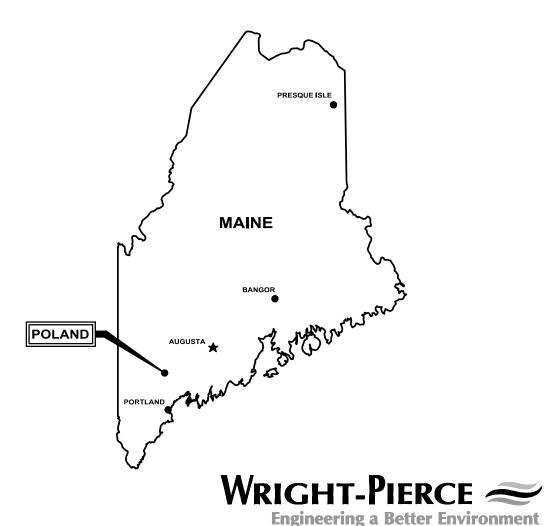
Engineered Plan Set

NESTLE WATERS NORTH AMERICA, INC

PERMIT DRAWINGS FOR

POLAND SPRING MASTER PLAN - PHASE I

POLAND, ME **APRIL 2019**



888.621.8156 | www.wright-pierce.com

DRAWING INDEX

<u>GENERAL</u>	
	COVER SHEET
<u>CIVIL</u>	
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



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



WP PROJECT No.

GENERAL NOTES

BELOW GRADE UTILITY INFORMATION IS BASED ON INFORMATION PROVIDED BY EACH UTILITY. LOCATION OF PUBLIC UTILITIES SHOWN IS ONLY APPROXIMATE AND MAY NOT BE COMPLETE. PRIVATE UNDERGROUND UTILITIES SUCH AS, BUT NOT LIMITED TO, SEWER LINES, WATER LINES AND BURIED ELECTRICAL SERVICE ENTRANCES MAY NOT BE SHOWN. THE CONTRACTOR SHALL ASCERTAIN THE LOCATION AND SIZE OF EXISTING UTILITIES IN THE FIELD WITH THE RESPECTIVE UTILITY REPRESENTATIVE PRIOR TO COMMENCING WORK. REFER TO SPECIFICATION SECTION 01050. ADDITIONAL TEST PITS. BEYOND THOSE SHOWN, MAY BE

DIG SAFE: TEL. 1-866-DIG-SAFE

FIBER OPTIC:

ALL EXISTING LITHLITIES ENCOUNTERED DURING CONSTRUCTION ARE TO REMAIN IN SERVICE EXCEPT AS OTHERWISE INDICATED. ANY EXISTING OF THE STREET HERE DOWNED BOTH THE STREET HERE THE STREET HE STREET

ALL STRUCTURES AND PIPELINES LOCATED ADJACENT TO THE TRENCH EXCAVATION SHALL BE PROTECTED AND FIRMLY SUPPORTED BY THE CONTRACTOR UNTIL THE TRENCH IS BACKFILLED. INJURY TO AMY SUCH STRUCTURES CAUSED BY, OR REQUIRING REPORT, RELOCATION CONTRACTOR'S EXPENSE. ALL UTILITIES REQUIRING REPAIR, RELOCATION OR ADJUSTMENT AS A RESULT OF THE PROJECT SHALL BE COORDINATED THROUGH THE RESPECTIVE UTILITY

IN THOSE INSTANCES WHERE POWER OR TELEPHONE POLE SUPPORT IS REQUIRED. THE CONTRACTOR SHALL PROVIDE A MINIMUM 8-HOUR NOTIFICATION TO MAINE PUBLIC SERVICE COMPANY OR BELL ATLANTIC, RESPECTIVELY. NO ADDITIONAL PAYMENT WILL BE PROVIDED FOR TEMPORARY BRACING OF UTILITIES.

DO NOT SCALE DRAWINGS UNLESS OTHERWISE NOTED. WRITTEN DIMENSIONS AND STATIONING SHALL PREVAIL TOPOGRAPHY BASED ON TITCOMB ASSOCIATES FIELD SURVEY PERFORMED DURING SEPTEMBER THROUGH NOVEMBER 2005.

CONTRACTOR SHALL INSTALL AND MAINTAIN TRAFFIC CONTROL DEVICES AS NECESSARY AND IN A MANNER CONSISTENT WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.).

COMPACTION TESTS WILL BE PERFORMED IN ACCORDANCE WITH SPECIFICATION SECTION 02300. ANY SETTLEMENT OCCURRING VITHIN ONE YEAR OF SUBSTANTIAL COMPLETION OF THE PROJECT WILL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL

CONTRACTOR SHALL CONTROL DUST TO A TOLERABLE LIMIT AS OUTLINED IN DIVISION 1 OF THE SPECIFICATIONS SECTION 01562. CONTRACTOR SHALL NOT TRACK OR SPILL EARTH AND DEBRIS ON PUBLIC STREETS OUTSIDE THE PROJECT AREA. STREETS OPENED TO THE PUBLIC STREETS WERE TAY SEVER OF DEBRIS.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESETTING ALL EXISTING PROPERTY MONUMENTATION THAT IS DISTURBED BY HIS OPERATIONS AT NO EXPENSE TO THE OWNER. THIS WORK IS TO BE DONE BY A LAND SURVEYOR REGISTERED IN THE STATE OF

0. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE REGULATIONS OF THE OCCUPATIONAL SAFETY AND HEALTH

11. THE CONTRACTOR SHALL NOT HAVE ANY RIGHT OF PROPERTY IN ANY MATERIALS TAKEN FROM ANY EXCAVATION. SUITABLE EXCAVATED MATERIAL MAY BE INCORPORATED IN THE PROJECT. STABILIZATION OF ANY EXCESS SOIL IS REQUIRED. CONTRACTOR SHALL DISPOSE OF ALL UNSUITABLE AND EXCESS MATERIAL IN ACCORDANCE WITH THE APPLICABLE SECTIONS OF THE CONTRACT DOCUMENTS AND ALL STATE, FEDERAL, AND LOCAL REGULATIONS

12. THE ENGINEER WILL PROVIDE CONTRACTOR WITH HORIZONTAL CONTROL POINTS TO ASSIST CONTRACTOR IN LAYING OUT THE WORK. THE CONTRACTOR SHALL ESTABLISH HORIZONTAL AND VERTICAL LAYOUT CONTROL POINTS REYOND THE LIMITS OF WORK FECT THESE POINTS FOR THE DURATION OF THE PROJECT. LAYOUT OF ALL CONSTRUCTION SHALL BE THE RESPONSIBILITY

SITE EXISTING CONDITIONS NOTES

- THE LOCATIONS OF UNDERGROUND UTILITIES AND STRUCTURES. AS SHOWN ON THE DRAWINGS, ARE APPROXIMATE AND MAY THE LOCATIONS OF UNDERGROUND OTILITIES AND STRUCT LOCK, AS SHOWN ON THE LOWERINGS, ARE APPROXIMENT AND TO BE COMPLETE. THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE BASED ON PREVIOUS CONSTRUCTION DES PLANS, WHICH ARE AVAILABLE FOR INSPECTION AT THE ENGINEER'S OFFICE. NO GUARANTEE IS MADE THAT UTILITIES OR STRUCTURES WILL BE ENCOUNTERED WHERE SHOWN OR THAT ALL UNDERGROUND UTILITIES AND STRUCTURES ARE SHO LOCATIONS AND SIZES OF EXISTING UTILITIES AND STRUCTURES SHALL BE VERIFIED IN THE FIELD WITH TEST PITS AS REQUI PRIOR TO BEGINNING CONSTRUCTION OF NEW FACILITIES OR PIPING THAT MAY BE AFFECTED. THE CONTRACTOR WILL REALIGN NEW PIPE LOCATIONS AS REQUIRED TO CONFORM TO EXISTING LINES AND AS APPROVED BY THE ENGINEER.
- CONTRACTOR TO NOTE THAT, IN GENERAL, ALL EXISTING CONDITION INFORMATION ON THE DRAWINGS ARE SHOWN WITH A LIGHTER LINE WEIGHT AND WITH A SLANTED TYPE TEXT.
- UNLESS OTHERWISE NOTED, THERE IS NO KNOWN ASBESTOS WITHIN THE AREA OF WORK. IF THE PRESENCE OF ASBESTOS IS DISCOVERED, THE CONTRACTOR SHALL NOTIFY THE OWNER AND THE ENGINEER IMMEDIATELY. DISPOSAL OF ASBESTOS SHALL IN ACCORDANCE WITH STATE OF MAINE REGULATIONS.

SITE DEMOLITION NOTES

- REFER TO THE EXISTING CONDITION PLAN, DRAWING C-2, FOR ADDITIONAL INFORMATION REGARDING EXISTING FACILITIES.
- REFER TO ARCHITECTURAL, STRUCTURAL, PROCESS, MECHANICAL AND ELECTRICAL DRAWINGS FOR SPECIFIC INFORMATION DING DEMOLITION AND REMOVAL. THIS DRAWING IS FOR USE AS GENERAL GUIDANCE ONLY
- REFER TO SPECIFICATION SECTION 01010. WHICH CONTAINS INFORMATION ON CONSTRAINTS OF CONSTRUCTION SEQUENCING.

SEVERING OF EXISTING UTILITIES FOR ABANDONMENT. OR REMOVAL OF A SEGMENT FROM SERVICE. SHALL BE PERFORMED IN FLANGES, RESTRAINED MECHANICAL JOINT PLUGS, ETC. AS APPROPRIATE.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND DISPOSING OF ALL DEMOLISHED PIPING. EQUIPMENT AND MATERIALS. DISPOSAL SHALL BE IN ACCORDANCE WITH ALL STATE AND LOCAL REGULATIONS. THE OWNER RESERVES THE RIGHT TO RETAIN ANY SUCH PIPING, EQUIPMENT AND MATERIALS DESIGNATED FOR DEMOLITION FOR HIS USE. SUCH MATERIALS TO BE RETAINED SHALL BE PROPERLY STORED IN AN ON-SITE LOCATION. COORDINATE LOCATION AND MATERIALS

THE CONTRACTOR SHALL KEEP A RECORD OF DEMOLITION AS PART OF THE PROJECT RECORD DOCUMENTS IN ACCORDANCE

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE APPROPRIATE DISPOSAL OF FLOWS RESULTING FROM PRECIPITATION AND HIS DEWATERING OPERATIONS. DEWATERING DISCHARGE SHALL BE DIRECTED TO A SEDIMENT TRAP PRIOR TO DISCHARGE TO ADJACENT RECIEVING WATERS.

CONTRACTOR IS REFERRED TO SPECIFICATION SECTION 01310 FOR COORDINATION WITH OTHERS.

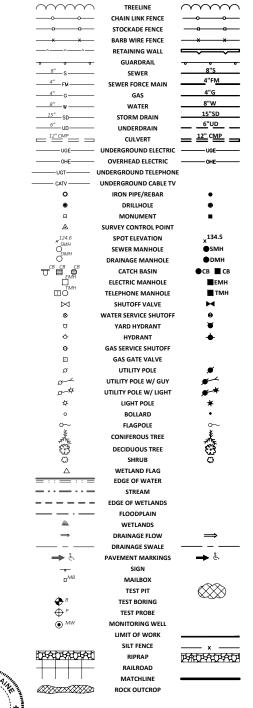
SITE GRADING NOTES

- 1. STRIPPING OF TOPSOIL (LOAM) SHALL BE IN ACCORDANCE WITH SPECIFICATION SECTION 02230. REFER TO DRAWING. FOR LIMIT
- 2. ALL ROAD AND PARKING AREAS SHALL MEET THE FOLLOWING REQUIREMENTS UNLESS OTHERWISE NOTED ON THE DRAWINGS: AUTO AND TRUCK PARKING 4% MAXIMUM. 1% MINIMUM
- b) DOCK AREA (WITHIN 60'-0" FROM EDGE OF BUILDING): 1% MAXIMUM, 0.5% MINIMUM, SLOPED AWAY FROM BUILDING
 UNLESS UNACHIEVABLE BY SITE CONDITIONS. PAVEMENT SHALL BE LEVEL ACROSS DOCK DOORS.
- 3. ALL AREAS THAT ARE EXCAVATED, FILLED, OR OTHERWISE DISTURBED BY THE CONTRACTOR SHALL BE LOAMED, GRADED, LIMED, FERTILIZED, SEEDED AND MULCHED, UNLESS OTHERWISE NOTED. THE TOP 4 INCHES OF SOIL SHALL BE LOAM. REFER TO SPECIFICATION SECTION 02485, LANDSCAPING/LOAM AND SEED.
- 4. THE CONTRACTOR SHALL PROVIDE PROPER EROSION CONTROL AND DRAINAGE MEASURES IN ALL AREAS OF WORK, AND CONFINE SOIL SEDIMENT TO WITHIN THE LIMITS OF EXCAVATION AND GRADING. PRIOR TO BEGINNING EXCAVATION WORK, EROSION CONTROL FENCE OR WOOD WASTE/BARK MULCH BERMSSHALL BE INSTALLED AT THE DOWN GRADIENT PERIMETER OF THE CONTROL FENCE OR WOOD WASTE/BARK MULCH BERMSSHALL BE INSTALLED AT THE DOWN GRADIENT PERIMETER OF THE
 ACTUAL LIMITS OF GRUBBING AND/OR GRADING, AND AS SHOWN ON THE DRAWINGS. EROSION ONTROL MEASURES SHOWN ON
 THE DRAWINGS ARE A MINIMUM, CONTRACTOR SHALL TAKE ALL OTHER NECESSARY MEASURES. EROSION CONTROL FENCE SHALL
 ALSO BE INSTALLED AT THE DOWN GRADIENT PERIMETER OF THE TOPSOIL STOCKPILES. ALL DISTURBED EARTH SUFFACES SHALL BE
 STABILIZED IN THE SHORTEST PRACTICAL TIME AND TEMPORARY EROSION CONTROL DEVICES SHALL BE EMPLOYED UNTIL SUCH
 TIME AS ADEQUATE SOIL STABILIZATION HAS BEEN ACHIEVED. TEMPORARY STORAGE OF EXCAVATED MATERIAL SHALL BE
 STABILIZED IN A MANNER THAT WILL MINIMIZE EROSION. ALL INSTALLED EROSION CONTROL FACILITIES SHALL BE REMOVED AT
 THE END OF THE PROJECT. MATERIALS AND METHODS USED FOR TEMPORARY SROSION CONTROL SHALL BE AS SPECIFIED BY THE
 MAINTE PROSPERS AND RESPONDENT AND THE PROPERTY PROPERTY OF THE PROJECT O MAINE EROSION AND SEDIMENT CONTROL BMP'S, PREPARED BY THE MAINE DEPARTMENT OF ENVIROMENTAL PROTECTION REFER TO SPECIFICATION SECTION 02270.
- 5. ALL STORM DRAINAGE INLETS SHALL BE PROTECTED BY HAY BALE FILTERS AND SILT SACKS TO PREVENT ENTRY OF SEDIMENT FROM NOFF WATERS DURING CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL AND DISPOSAL OF ALL
- 6. CONTRACTOR SHALL NOT TRACK OR SPILL EARTH, DEBRIS OR OTHER CONSTRUCTION MATERIAL ON PUBLIC OR PRIVATE STREETS AND PLANT DRIVES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE IMMEDIATE ASSOCIATED CLEAN UP.
- 7. ALL CATCH BASINS, MANHOLES, VALVE PITS, VALVE BOXES AND OTHER BURIED FACILITIES WITH SURFACE ACCESS SHALL BE ADJUSTED TO MATCH FINAL GRADES, UNLESS OTHERWISE INDICATED.
- 8. CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL DEBRIS AND EXCESS EXCAVATED MATERIAL FROM WITHIN THE CONSTRUCTION LIMIT OF WORK, TO A SUITABLE SITE PROVIDED BY THE CONTRACTOR, IN COMPLIANCE WITH ALL STATE AND LOCAL REGULATIONS ANY EXCESS SUITABLE MATERIAL MAY REMAIN ON SITE AT THE REQUEST OF THE OWNER.
- CONTRACTOR SHALL REMOVE AND REPLACE, OR REPAIR, ALL CURBS, SIDEWALKS, PAVEMENT AND OTHER ITEMS DAMAGED BY HIS CONSTRUCTION ACTIVITIES TO AT LEAST THEIR ORIGINAL CONDITION, TO THE SATISFACTION OF THE OWNER AND ENGINEER.
- 10. WHERE EXISTING PAVEMENT IS REMOVED AND REPLACED, MATCH EXISTING GRADES TO THE EXTENT POSSIBLE. COORDINATE FINE

SITE LAYOUT NOTES

- 1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LAYOUT OF ALL PROPOSED WORK AS SHOWN ON THE DRAWINGS. ALL STATIONS AND OFFSETS GIVEN ARE FROM THE CONSTRUCTION LAYOUT LINE. THE ENGINEER WILL PROVIDE TWO POINTS THAT DEFINE THE CONSTRUCTION LAYOUT LINE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THIS PROVIDED LAYOUT THROUGHOUT THE COURSE OF CONSTRUCTION. REPORT ANY LAYOUT DISCREPANCIES IMMEDIATELY TO THE
- 2. REFER TO THE SITE UTILITY AND SITE GRADING DRAWINGS FOR ADDITIONAL LAYOUT INFORMATION
- 3. IN GENERAL, THE GIVEN STRUCTURE LOCATIONS ARE TO THE OUTSIDE FACE OF THE STRUCTURE FOUNDATION WALL, NOT FOOTINGS. REFER TO THE ARCHITECTURAL AND STRUCTURAL DRAWINGS FOR BUILDING AND STRUCTURE DIMENSIONS. RADII SHOWN FOR ROADS ARE TO EDGE OF PAVEMENT.
- 4. THE LOCATION AND LIMITS OF ALL ON-SITE WORK AND STORAGE AREAS SHALL BE REVIEWED/COORDINATED WITH, AND ACCEPTABLE TO, THE OWNER AND ENGINEER. THE CONTRACTOR SHALL LIMIT HIS ACTIVITIES TO THESE AREAS.
- DISTURBED BY HIS OPERATIONS. THIS WORK SHALL BE DONE BY A LAND SURVEYOR REGISTERED IN THE STATE OF MAINE, AT NO ADDITIONAL COST TO THE OWNER.
- 6. WRITTEN DIMENSIONS SHALL PREVAIL. DO NOT SCALE DISTANCES FROM THE DRAWINGS. REPORT ANY DISCREPANCIES MMEDIATELY TO THE ENGINEER

CIVIL ABBREVIATIONS #. NO NUMBER APP'D BLDG ADDROVED CB CATCH BASIN CUBIC FEET PER SECOND CAST IRON CENTERLIN CORRUGATED METAL PIPE CLEANOLIT CONCRETE CORNER CUBIC YARD DEMO DEMOLITION DRAIN MANHOLI OUCTILE IRON DRAIN ELEVATION ELECTRIC MANHOL INVERT POUNDS MANHOLE NORTH NATIONAL GEODETIC VERTICAL DATUM NOT AVAILABLE/APPLICABLE NOT TO SCALE PERFORATED CLAY POLINDS PER SOLIARE FOOT POUNDS PER SQUARE INCH PRIMARY SLUDGE POINT OF TANGENCY POLYVINYL CHLORID REINFORCED CONCRETE PIPE REQ'D REQUIRED SLOPE. SEWER SQUARE FEET SANITARY SEWER MANHOLE STATION TEMPORARY BENCH MARK THICKNESS TOP OF STRUCTUR TYPICAL UNDERGROUND ELECTRIC



LEGEND

PROPERTY/ROW LINE

SETBACK LINE

EASEMENT LINE

CENTERLINE

EDGE OF PAVEMENT

CURBING

EDGE OF GRAVEL

EDGE OF CONCRETE

CONTOUR

BUILDING

STONEWALL

PROPOSED

----(123)---

EXISTING

— —122— —

IFOR PERMITTING PURPOSES ONLY





MASTER PLAN - PHASE I POLAND SPRING POLAND, ME

GENERAL NOTES, LEGEND & ABBREVIATIONS

Wright-Pierce 🗢

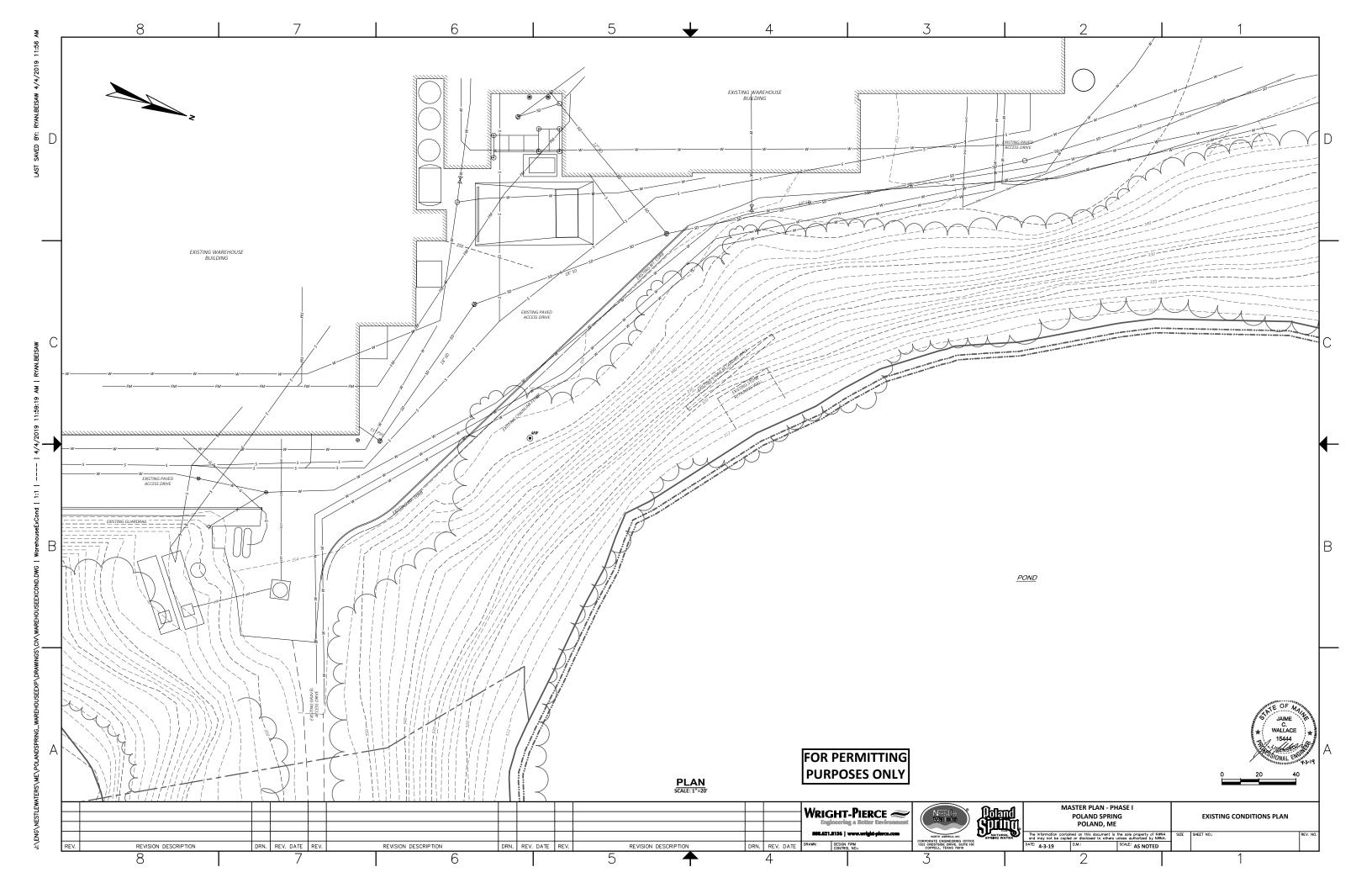
POTABLE WATER

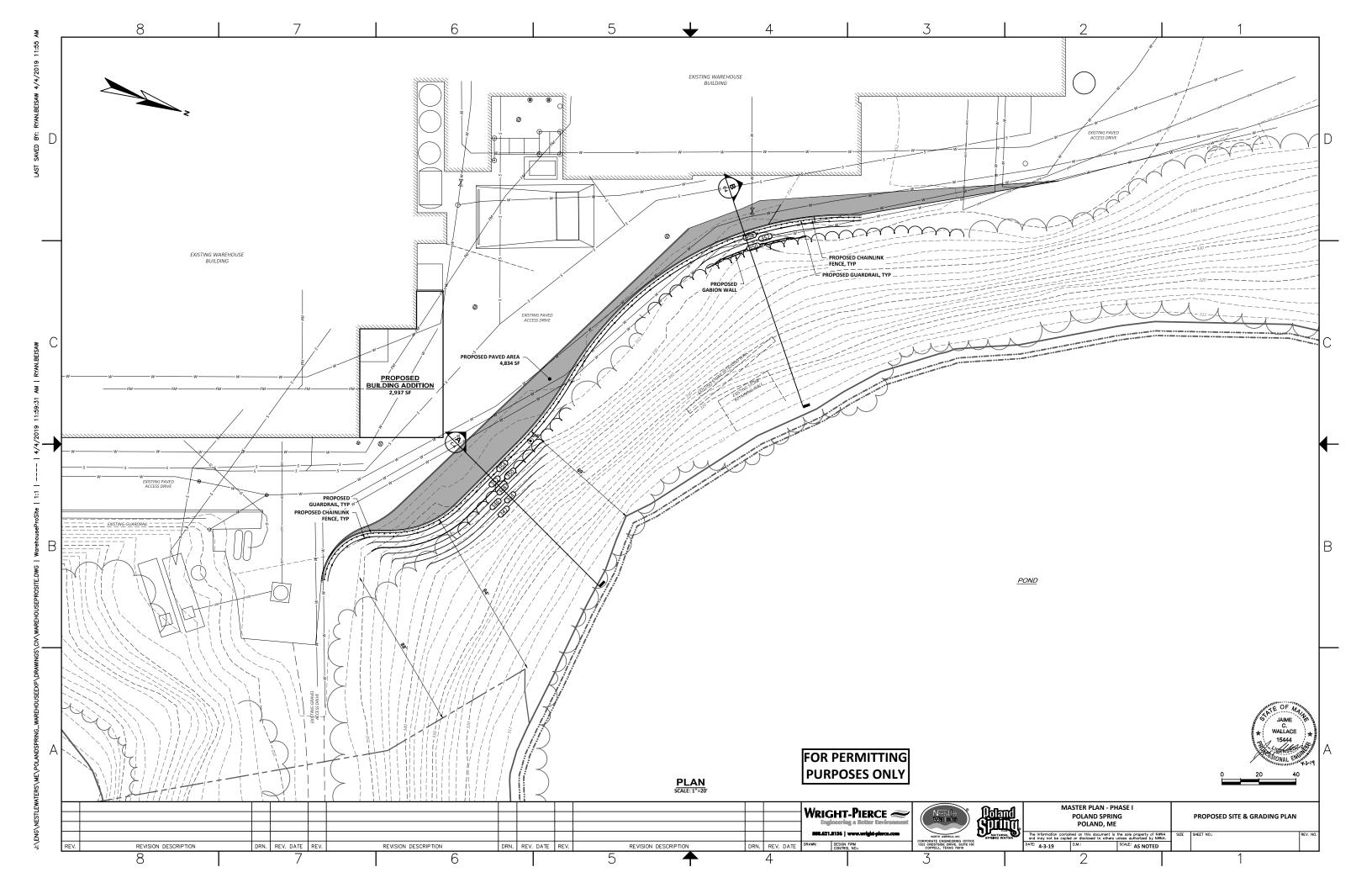


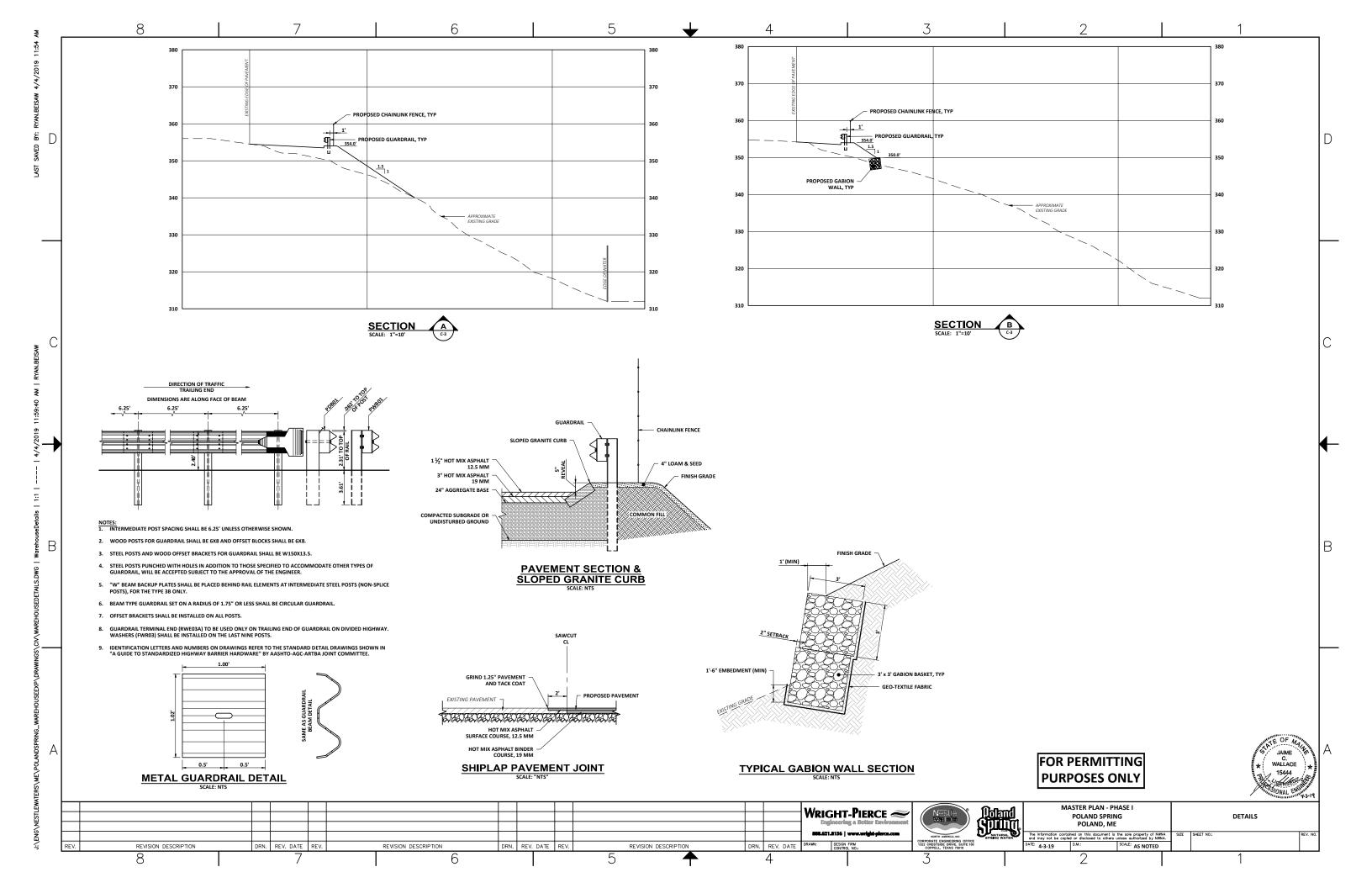
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DATE: 4-3-19

DRN. REV. DATE REV. DRN. REV. DATE REVISION DESCRIPTION DRN. REV. DATE REVISION DESCRIPTION 6







EROSION AND SEDIMENTATION CONTROL NOTES

THIS PLAN HAS BEEN DEVELOPED AS A STRATEGY TO CONTROL SOIL EROSION AND SEDIMENTATION DURING AND AFTER CONSTRUCTION. THIS PLAN IS BASED ON THE STANDARDS AND SPECIFICATIONS FOR EROSION PREVENTION IN DEVELOPING AREAS AS CONTAINED IN THE "MAINE EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES", MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION DATED MARCH 2003.

THE PROPOSED LOCATIONS OF SILTATION AND EROSION CONTROL STRUCTURES ARE SHOWN ON THE SITE PLAN.

- ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE DONE IN ACCORDANCE WITH THE "MAINE EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES", MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION,
- THOSE AREAS UNDERGOING ACTUAL CONSTRUCTION WILL BE MAINTAINED IN AN UNTREATED OR UNVEGETATED CONDITION FOR THE MINIMUM TIME REQUIRED. IN GENERAL AREAS TO BE VEGETATED SHALL BE PERMANENTLY STABILIZED WITHIN 15 DAYS OF FINAL GRADING AND TEMPORARILY STABILIZED WITHIN 30 DAYS OF INITIAL DISTURBANCE OF THE SOIL.
- SEDIMENT BARRIERS (SILT FENCE, STONE CHECK DAMS, ETC.) SHOULD BE INSTALLED PRIOR TO ANY SOIL DISTURBANCE OF UPGRADIENT DRAINAGE AREAS.
- INSTALL SILT FENCE AT TOE OF SLOPES TO FILTER SILT FROM RUNOFF. SEE SILT FENCE DETAIL FOR PROPER INSTALLATION. SILT FENCE WILL REMAIN IN PLACE PER NOTE #5.
- ALL EROSION CONTROL STRUCTURES WILL BE INSPECTED, REPLACED AND/OR REPAIRED EVERY 7 DAYS AND ALL EXOSION CONTROL STRUCTURES WILL BE INSTRETED, PETCHED, REPUBLICATION OF REPAIRED EVERY 7 DATS AIM IMMEDIATELY FOLLOWING ANY SIGNIFICANT RAINFALL OR SNOW MEIT OR WHEN TO LONGER SERVICEABLE DUE TO SEDIMENT ACCUMULATION OR DECOMPOSURE. SEDIMENT DEPOSITS MUST BE REMOVED WHEN THEY REACH APPROXIMATELY ONE HALE THE HEIGHT OF THE BARRIER. SEDIMENT CONTROL DEVICES SHALL REMAIN IN PLACE AND BE MAINTAINED BY THE CONTRACTOR UNTIL AREAS UPSLOPE ARE PERMANENTLY STABILIZED.
- NO SLOPES, EITHER PERMANENT OR TEMPORARY, SHALL BE STEEPER THAN TWO HORIZONTAL TO ONE VERTICAL (2 TO 1) UNLESS STABILIZED WITH RIPRAP OR OTHER STRUCTURAL MEANS.
- IF FINAL SEEDING AND SODDING IS NOT EXPECTED PRIOR TO THE ANTICIPATED DATE OF THE FIRST KILLING FROST, USE TEMPORARY ANNUAL RYEGRASS SEEDING AND MULCHING ON ROUGH GRADED SUBSOIL TO PROTECT THE SITE AND DELAY PERMANENT LOAMING, FINE GRADING, AND SEEDING OR SODDING UNTIL SPRING.
- WHEN FEASIBLE, TEMPORARY SEEDING OF DISTURBED AREAS THAT HAVE NOT BEEN FINISH GRADED SHALL BE COMPLETED 30 DAYS PRIOR TO THE FIRST KILLING FROST.
- DURING THE CONSTRUCTION PHASE, INTERCEPTED SEDIMENT WILL BE RETURNED TO THE SITE AND REGRADED ONTO OPEN AREAS. POST SEEDING SEDIMENT, IF ANY, WILL BE DISPOSED OF IN AN ACCEPTABLE MANNER.
- 10. REVEGETATION MEASURES WILL COMMENCE UPON COMPLETION OF CONSTRUCTION EXCEPT AS NOTED ABOVE. ALL DISTURBED AREAS NOT OTHERWISE STABILIZED WILL BE GRADED, SMOOTHED, AND REVEGETATED.
- 11. ALL TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED ONCE THE SITE IS STABILIZED.

ALL SLOPES MUST BE STABILIZED, SEEDED AND MULCHED SLOPES 3:1 OR GREATER TO BE STABILIZED WITH EROSION CONTROL MATTING AND SEEDED. ALL DISTURBED AREAS TO BE PROTECTED WITH AN ANNUAL GRASS MUST BE SEEDED AT A SEEDING RATE OF 3 POUNDS PER 1,000 SQUARE FEET AND MULCHED.

ALL GRASS-LINED DITCHES AND CHANNELS MUST BE STABILIZED WITH MULCH OR EROSION CONTROL BLANKET.

ALL STONE-LINED DITCHES AND CHANNELS MUST BE CONSTRUCTED AND STABILIZED. SLOPES THAT ARE COVERED WITH RIPRAP MUST BE CONSTRUCTED BY THAT DATE.

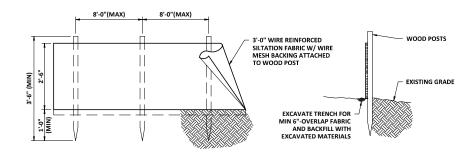
DECEMBER 1 ALL DISTURBED AREAS WHERE THE GROWTH OF VEGETATION FAILS TO BE AT LEAST THREE INCHES TALL OR AT LEAST 75% OF THE DISTURBED SOIL IS COVERED BY VEGETATION, MUST BE PROTECTED FOR

EROSION CONTROL - WINTER CONSTRUCTION 1. WINTER CONSTRUCTION PERIOD DEFINED: NOVEMBER 1 THROUGH APRIL 15.

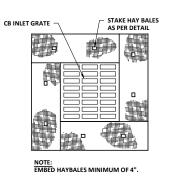
- WINTER EXCAVATION AND EARTHWORK SHALL BE DONE SUCH THAT NO MORE THAN 1 ACRE OF THE SITE IS WITHOUT STABILIZATION AT ANY ONE TIME.
- EXPOSED AREA SHOULD BE LIMITED SUCH THAT THE AREA CAN BE MULCHED IN ONE DAY PRIOR TO ANY
- CONTINUATION OF FARTHWORK OPERATIONS ON ADDITIONAL AREAS SHALL NOT BEGIN UNTIL THE EXPOSED SOIL SURFACE ON THE AREA BEING WORKED HAS BEEN STABILIZED SUCH THAT NO LARGER AREA OF THE SITE IS WITHOUT EROSION CONTROL PROTECTION AS LISTED IN ITEM 2 ABOVE.
- AN AREA SHALL BE CONSIDERED TO HAVE BEEN STABILIZED WHEN EXPOSED SURFACES HAVE BEEN EITHER MULCHED WITH STRAW AT A RATE OF 100 LB. PER 1,000 SQUARE FEET (WITH OR WITHOUT SEEDING) OR DORMANT SEEDED, MULCHED AND ADEQUATELY ANCHORED BY AN APPROVED ANCHORING TECHNIQUE. IN ALL CASES, MULCH SHALL BE APPLIED SUCH THAT SOIL SURFACE IS NOT VISIBLE THROUGH THE MULCH.
- BETWEEN THE DATES OF OCTOBER 15 AND APRIL 1ST. LOAM OR SEED WILL NOT BE REQUIRED. DURING PERIODS OF ABOVE-FREEZING TEMPERATURES. THE SLOPES SHALL BE FINE GRADED AND FITHER PERIODS OF ABOVE-FREEZING TEMPERATURES, THE SLOPES SHALL BE FINE GRADED AND EITHER PROTECTED WITH MULCH ON TEMPORARILY SEEDED AND MULCHED UNTIL SUCH TIME AS THE FINAL TREATMENT CAN BE APPLIED. IF THE DATE IS AFTER NOVEMBER 1ST AND IF THE EXPOSED AREA HAS BEEN LOAMED, FINAL GRADED AND IS SMOOTH, THEN THE AREA MUST BE STABILIZED WITH MULCH. IF CONSTRUCTION CONTINUES DURING FREEZING WASTHER, ALL EXPOSED BAREAS SHALL BE GRADED BEFORE FREEZING MAND THE SURFACE TEMPORARILY PROTECTED FROM EROSION BY THE APPLICATION OF MULCH. SLOPES SHALL NOT BE LEFT EXPOSED OVER THE WINTER OR ANY OTHER EXTENDED TIME OF WORK SUSPENSION UNILESS TREATED IN THE ABOVE MANNER. UNTIL SUCH TIME AS WEATHER CONDITIONS ALLOW DITCHES TO BE FINISHED WITH THE PERMANENT SURFACE TREATMENT, EROSION SHALL BE CONTROLLED BY THE INSTALL AUTION OF BALES OF HAVE ONE STONG CHEET DAMS IN ACCORDANCE WITH THE CONTROLLED BY THE INSTALLATION OF BALES OF HAY OR STONE CHECK DAMS IN ACCORDANCE WITH THE
- THE APPLICATION OF MULCH TO FINE GRADED AREAS WILL BE STABILIZED AS FOLLOWS:
- A. BETWEEN THE DATES OF NOVEMBER 1ST AND APRIL 1STH ALL MULCH SHALL BE ANCHORED BY EITHER PEG LINE, MULCH NETTING, ASPHALT EMULSION, CHEMICAL TACK OR WOOD CELLULOSE FIBER.
- B. MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL DRAINAGE WAYS WITH A SLOPE GREATER THAN 3% FOR SLOPES EXPOSED TO DIRECT WINDS AND FOR ALL OTHER SLOPES GRATER THAN 8%.
- C. MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL AREAS WITH SLOPES GREATER THAN 15%. AFTER OCTOBER 1ST, THE SAME APPLIES FOR ALL SLOPES GREATER THAN 8%. AFTER NOVEMBER 1ST THE CONTRACTOR SHALL APPLY MULCH AND ANCHORING ON ALL BARE EARTH AT THE END OF EACH WORKING DAY.
- DURING WINTER CONSTRUCTION PERIODS ALL SNOW SHALL BE REMOVED FROM AREAS OF MULCHING

EROSION CONTROL - WETLAND NOTES

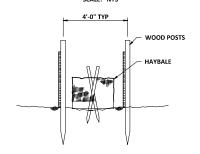
- WETLANDS AND SURFACE WATERS (EXCEPTING THOSE WHICH ARE TO BE FILLED IN ACCORDANCE WITH STATE AND FEDERAL REGULATIONS) WILL BE PROTECTED WITH SILT FENCE INSTALLED AT THE EDGE OF THE WETLAND OR THE BOUNDARY OF WETLAND DISTURBANCE.
- 2. IF THE WORK INCLUDES CROSSING OF WETLANDS AND/OR STREAMS, THE CONTRACTOR SHALL TAKE SPECIAL PRECAUTIONS WORKING IN THESE AREAS
- ANY WETLAND CROSSING WORK SHALL BE COMPLETED BETWEEN THE PERIOD OF MAY 1 AND
- ALL EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO COMMENCING CONSTRUCTION WITHIN OR ADJACENT TO WETLAND AREAS.
- WETLAND VEGETATIVE LAYERS SHALL BE REMOVED AND SALVAGED FOR RESTORATION OF THE
- STORAGE AREAS FOR WETLAND MATERIALS SHALL BE PROPERLY PROTECTED AGAINST EROSION.
- SEEDING OF THE DISTURBED AREAS WITHIN WETLAND AREAS SHALL UTILIZE MIXTURES APPROPRIATE FOR WETLAND AREAS AS OUTLINED IN THE SPECIFICATIONS.



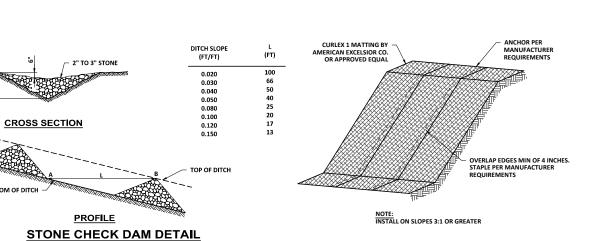
SILT FENCE INSTALLATION DETAIL



HAY BALE CB INLET PROTECTION



COMBINATION SILT FENCE AND HAY BALE BARRIER



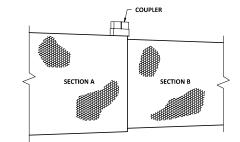
WOOD WASTE/BARK

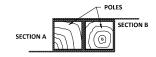
RUNOFF

WOOD WASTE/BARK FILTER BERM

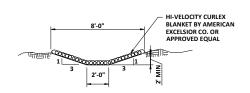
EXISTING GROUND

EROSION CONTROL MATTING - SLOPES

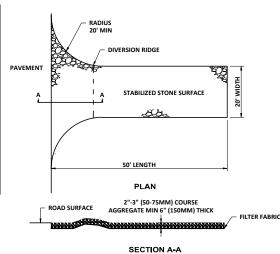




JOINING SILT FENCE SECTIONS



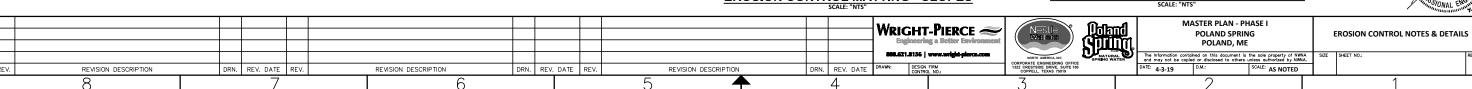
EROSION CONTROL MATTING - DITCHES



(TEMPORARY, TO BE REMOVED PRIOR TO FINAL SITE PAVING)

STABILIZED CONSTRUCTION ENTRANCE





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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 activates 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.

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- 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

CEO Office Tel: 207-998-4604

E-mail: planningadmin@polandtownoffice.org



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 activates 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.

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• 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