Planning Board Meeting
April 25, 2023 – 7:00 PM
Town Office Conference Room

Meeting Materials

Planning Board
Tuesday, April 25, 2023
7:00 PM – Town Office Conference Room

CALL TO ORDER

MINUTES
March 28, 2023

COMMUNICATIONS

OLD BUSINESS
Formal Site Plan – Timothy and Amanda McAlister – Off Kinney Woods Lane
– Map 10 Lot 82 Sublot 5E

NEW BUSINESS
Formal Shoreland Zoning Application – Peter and Jane Savas – 219 Black Island Road
– Map 25 Lot 27

Formal Site Plan Review – Jonathan MacLean, JEM Property Management, LLC – 1505 Maine Street
– Map 15 Lot 7

Formal Shoreland Zoning Application – Kord and Pauline Veinote – 119 Chickadee Lane
– Map 37 Lot 10

Major Subdivision Application – Lawrence Roakes – Knoll Road – Map 13 Lots 33, 33A, and 36

Findings of Fact and Conclusions of Law for:

Formal Site Plan Review – Tom and Corrie Learned – White Oak Hill – Map 10 Lot 55

Formal Site Plan – Timothy and Amanda McAlister – Off Kinney Woods Lane
– Map 10 Lot 82 Sublot 5E

ANY OTHER BUSINESS

ADJOURNMENT

POLAND PLANNING BOARD
MINUTES OF MEETING
March 28, 2023
Approved on _____, 2023

CALL TO ORDER – Chairperson George Greenwood called the meeting to order at 7:00pm with Members Cheryl Skilling, Jon Gilson, James Porter, James Walker, and CEO Scott Neal present.

PUBLIC HEARING – CLUC Amendments 2023 – Member Porter moved to open the public hearing at 6:31 p.m. Member Skilling seconded the motion. Discussion: None Vote: 5-yes 0-no

There were no members of the public present to ask questions on the CLUC Amendments.

Member Porter moved to adjourn the public hearing at 6:57 p.m. Member Gilson seconded the motion. Discussion: None Vote: 5- yes 0-no

VOTE on CLUC AMENDMENTS 2023 – After the minutes and new business were taken care of the Board vote on the Amendment Articles as follows:

Article 3 – Member Porter moved to recommend the amendment. Member Gilson seconded the motion. Discussion: None Vote 5-yes 0-no

Article 4 – Member Porter moved to recommend the amendment. Member Gilson seconded the motion. Discussion: None Vote 5-yes 0-no

Article 5 – Member Porter moved to recommend the amendment. Member Gilson seconded the motion. Discussion: None Vote 5-yes 0-no

Article 6 – Member Porter moved to recommend the amendment. Member Gilson seconded the motion. Discussion: None Vote 5-yes 0-no

Article 7 – Member Porter moved to recommend the amendment. Member Gilson seconded the motion. Discussion: None Vote 5-yes 0-no

Article 8 – Member Porter moved to recommend the amendment. Member Gilson seconded the motion. Discussion: None Vote 5-yes 0-no

Article 9 – Member Porter moved to recommend the amendment. Member Gilson seconded the motion. Discussion: None Vote 5-yes 0-no

Article 10 – Member Porter moved to recommend the amendment. Member Gilson seconded the motion. Discussion: None Vote 2-yes 3-no

POLAND PLANNING BOARD
MINUTES OF MEETING
March 28, 2023
Approved on _____, 2023

MINUTES – February 14, 2023 – Member Porter moved to approve the minutes. Member Walker seconded the motion. Discussion: None Vote: 5-yes 0-no

COMMUNICATIONS – None

OLD BUSINESS – None

NEW BUSINESS – Formal Site Plan Review – Tom and Corrie Learned – White Oak Hill – Map 10 Lot 55
Tom Learned presented the plan to the Board. Mr. Learned would like to create a backlot driveway on the 40 acre parcel he owns off Megquier Hill Road. There is an existing old driveway there with an approved curb cut from MDOT.

A neighbor raised concerns about traffic on the road and the upkeep of the road.

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

Member Porter moved to approve the Formal Site Plan Review with the following conditions: no public hearing, no site walk, a road name application needs to be completed, the drawing/map needs a signature block, and the Code Office needs a signed road agreement. Member Skilling seconded the motion.
Discussion: None Vote: 5-yes 0-no

Sketch Plan Review – Hawkeye Holdings, LLC – 1372 Maine Street – Map 15 Lot 24
Kyle Jacobsen from St. Germain and Ryan Hawkes from Hawkeye Holdings, LLC presented the project to the Board. Mr. Hawkes has bought the old Burton Page Well Drilling property for his business Hawkeye Fiber Optics. Mr. Hawkes would like to create a gravel storage lot behind the wooded buffer on the property with a fence around it. In the front of the building he would like to put a decorative fence. He has no plans to change the building. He would also put a gate on the driveway where it connects to Page Road so people cannot drive through. There will be six full time employees and 20 or so employees who come and go throughout the day. There will be parking for everyone.

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

POLAND PLANNING BOARD
MINUTES OF MEETING
March 28, 2023
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Findings of Fact and Conclusions of Law for:

Formal Site Plan – Timothy and Amanda McAlister – Off Kinney Woods Lane – Map 10 Lot 82 Sublot 5E
Member Porter moved to table the Finding of Fact pending a waiver request from the Applicant. Member Gilson seconded the motion.
Discussion: None Vote: 5-yes 0-no

ANY OTHER BUSINESS – Members Porter and Gilson will not be available for the April 11th meeting. Member Greenwood may not be available either and will let Ms. Merrill know as soon as possible as there is at least one application for the April 11th meeting.

ADJOURN – Member Porter moved to adjourn the meeting at 8:00 p.m. Member Skilling seconded the motion. Discussion: None Vote: 5-yes 0-no

Recorded by: Sarah Merrill

Planning Board

_____	_____
George Greenwood, Chairperson	James Porter, Vice Chairperson
_____	_____
Cheryl Skilling, Secretary	James Walker, Member
_____	_____
Jonathan Gilson, Member	

From: Tim McAlister <timmcalister38@gmail.com>
Sent: Monday, April 17, 2023 4:27 PM
To: Scott Neal <sneal@polandtownoffice.org>
Subject: Re: Waiver

Scott,

I'm requesting a waiver for the following back lot driver requirement:

Section 509.11.D, ***A back lot driveway shall originate from a paved street constructed in accordance with the Town's Street Construction Standards for a Collector, Minor or Private Street***.

Please let me know if you have any questions or concerns.

Thanks for the help!
Tim

Formal Shoreland Zoning Application

Town of Poland
Planning Board

Application Form – Page 2
Submission Checklist – Page 5
Phosphorus Calculation Form – Page 7
Fee Schedule – Page 9
Agenda Request – Page 10

INSTRUCTIONS:

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

Applicant Name:		**Date of Board Review:**	

Application

PARCEL INFORMATION:			
Parcel ID:			
Lake Watershed:	Thompson Lake		
Road Location:			
Lot Size:	(sq. ft.)	Year Created:	
Shore Frontage:	(ft.)	Road Frontage:	(ft.)
Zone:		Flood Zone:	
Aquifer Overlay:		Current Use:	

OWNER INFORMATION:	
Name:	Peter and Jane Savas
Mailing Address:	
Phone #:	

APPLICANT INFORMATION:	
Applicant Is:	☐ Landowner ☑ Contractor ☐ Renter ☐ Buyer *If applicant is landowner, write "SAME" below. If not the landowner, please submit a letter of permission to construct on or use the land, and complete below.
Name:	Richardson Landscape Service / Phil Richardson
Mailing Address:	104 Station Rd. Oxford ME 04270
Phone #:	207. 890. 0555

THIS APPLICATION IS FOR:

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

Existing Lot Conditions

1. GENERAL		
A. Does this lot have any development? (If no, go to proposed development)	☑ YES	☐ NO
B. Is there an existing well?	☑ YES	☐ NO
C. Is there an existing Septic System?	☑ YES	☐ NO
D. Is there an existing road entry? • If YES include any changes or modifications on plans. • If NO please submit a copy of appropriate Road/Entrance Application.	☑ YES	☐ NO
E. Will there be any existing structures removed? • If YES, submit information about the structure and how it will be disposed of.	☐ YES	☐ NO
2. EXISTING LAND DEVELOPMENT & IMPROVEMENTS NOT INCLUDING BUILDINGS		
A. Size of lawns:		(sq. ft.)
B. Size of fields:		(sq. ft.)
C. Size of driveways/roads:		(sq. ft.)
D. Size of paths or other non-vegetated areas:		(sq. ft.)
E. Size of wetlands already filled		(sq. ft.)

3. EXISTING MAIN STRUCTURE		
A. Ground Footprint:	2,308	(sq. ft.)
B. Total gross floor space (exterior dimensions of all floors):	3,797	(sq. ft.)
C. Road frontage setback:	100	(ft.)
D. Side setback:	65' to East 220 to West	(ft.)
E. Rear setback:	80	(ft.)
F. Distance to Great Pond:	65	(ft.)
G. Distance to stream:	N/A	(ft.)
H. Distance to wetlands:	N/A	(ft.)
Foundation:	☐ Full Basement ☐ Frost Walls ☑ Slab ☐ Piers	
4. EXISTING ACCESSORY STRUCTURE		
A. Total number of structures:	2	
B. Total ground footprint:	576	(sq. ft.)
C. Total floor space:	576	(sq. ft.)
D. Closest road setback:	50	(ft.)
E. Closest side setback:	50	(ft.)
F. Closest rear setback:	145	(ft.)
G. Distance to Great Pond:	145	(ft.)
H. Distance to Streams:	N/A	(ft.)
I. Distance to Wetlands:	N/A	(ft.)
5. TOTAL EXISTING IMPERVIOUS SURFACES		
A. Add 2c + 2d + 3a + 4b:		(sq. ft.)
B. Divide this by lot size in square feet x 100%:		%
		*This number cannot exceed 15%

Proposed Development

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

Required Submissions

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

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

- *Include: Dimensions, location, and distances of lot lines. Lawns, wooded areas, roadways, high water lines, driveways, septic system, walkways, and structures.*
- *Show names of roads and water bodies*

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

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

_____

_____

_____

Disclosure

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

Applicant Signature:	Date: 3/21/2023

Submissions Checklist

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

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

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

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

By vote of the Board this application requires an on-site inspection: _____Yes _____No
If yes, an onsite inspection is scheduled for _____/_____/_____at_____:_____ ___AM ___PM
By vote of the Board this application requires a public hearing: _____Yes _____No
If yes, public hearing is scheduled for _____/_____/_____at_____:_____ ___AM ___PM

Conditions of Approval: _____

_____

_____

_____

_____

_____ _____/_____/_____

Planning Board Chair *Date*

CODE ENFORCEMENT

Phosphorus Calculation Form

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

POINT SYSTEM

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

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

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

CODE ENFORCEMENT

Phosphorus Calculation Alternate Form

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

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

Comparison of PPE to TPA:	*(lbs./yr.)* **Must be =>0*
	(oz./yr.)

ADDITIONAL INFORMATION:

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

CODE ENFORCEMENT

Fee Schedule

Site Review & Formal Shoreland Zoning

Type	Description	Amount	Units/Comments
Application – Sketch Plans	Rough Design	$75.00	Each application (no other fees)
Application – Formal		$150.00	Each application + fees below
Notification of Abutters	All Abutters within 500 ft of property must be notified.	$0.75	Per Notification.
Approval Extension	Planning Board Only	$50.00	One extension only
Escrow	Minimum Amount	$700.00	When required by Planning Board
Extension of Approval		$100.00	Before approval expires
Auto Graveyards/Recycling		$5.00	Per vehicle storage slot (parking space)
Junkyard, Storage Lots		$1.50	Per ft. of outside storage
Towers	Residential	First $1,000 cost of work - $20; Remaining cost of work $5 per $1,000	
Towers	Commercial	First $1,000 cost of work - $20; Remaining cost of work $10 per $1,000	

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

TOWN OF POLAND

FOR OFFICIAL USE ONLY	
Date Received	
Time Received	
Received By	
Parcel ID	
Meeting Date	

Planning Board Agenda Request

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

4 / 25 / 2023

Date of the meeting you are requesting to be scheduled for

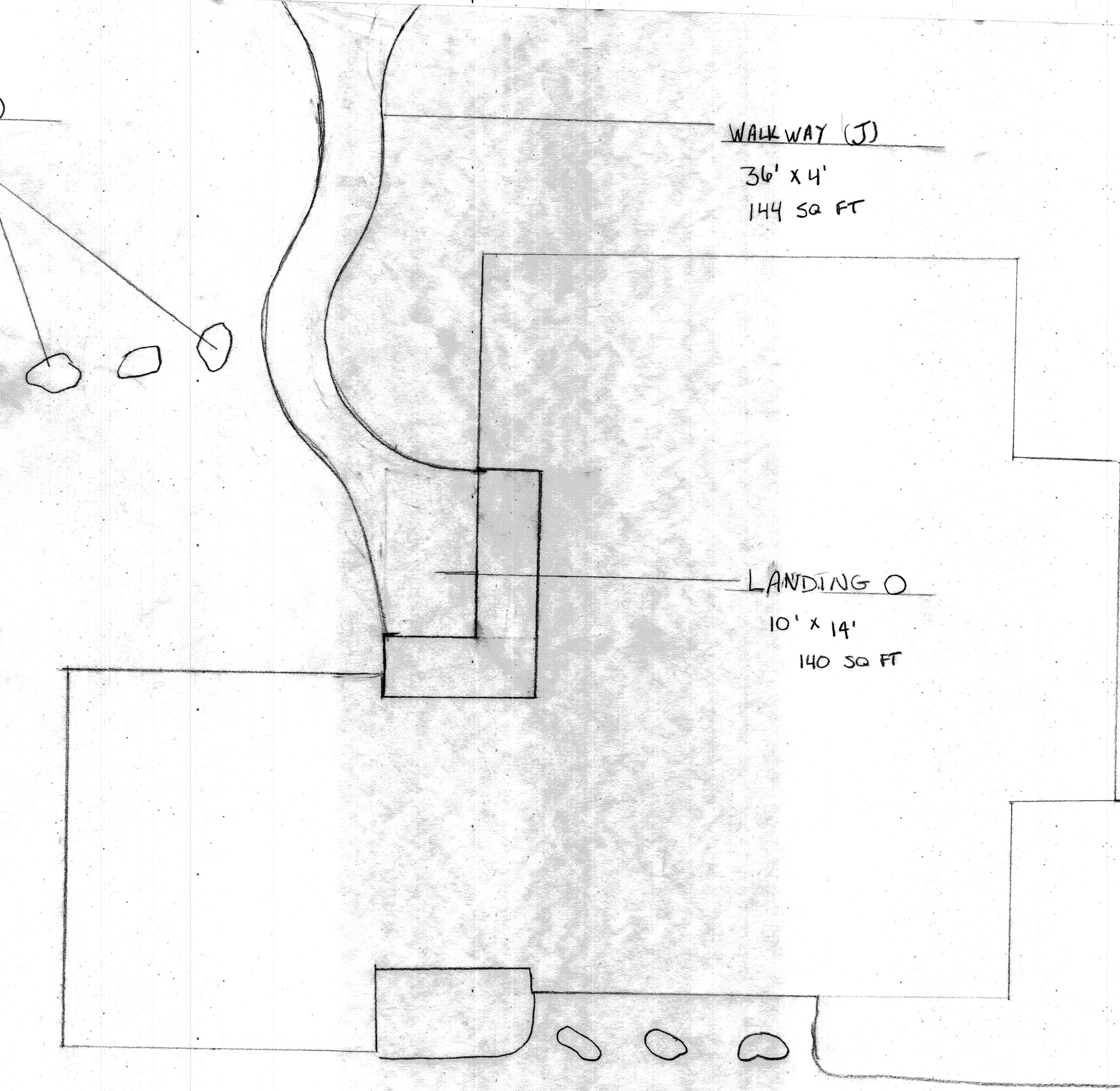
Applicant's Name:	Phil Richardson
Mailing Address:	104 Station Rd.
Town, State, Zip:	Oxford ME. 04270
Phone Number:	207. 890.0555

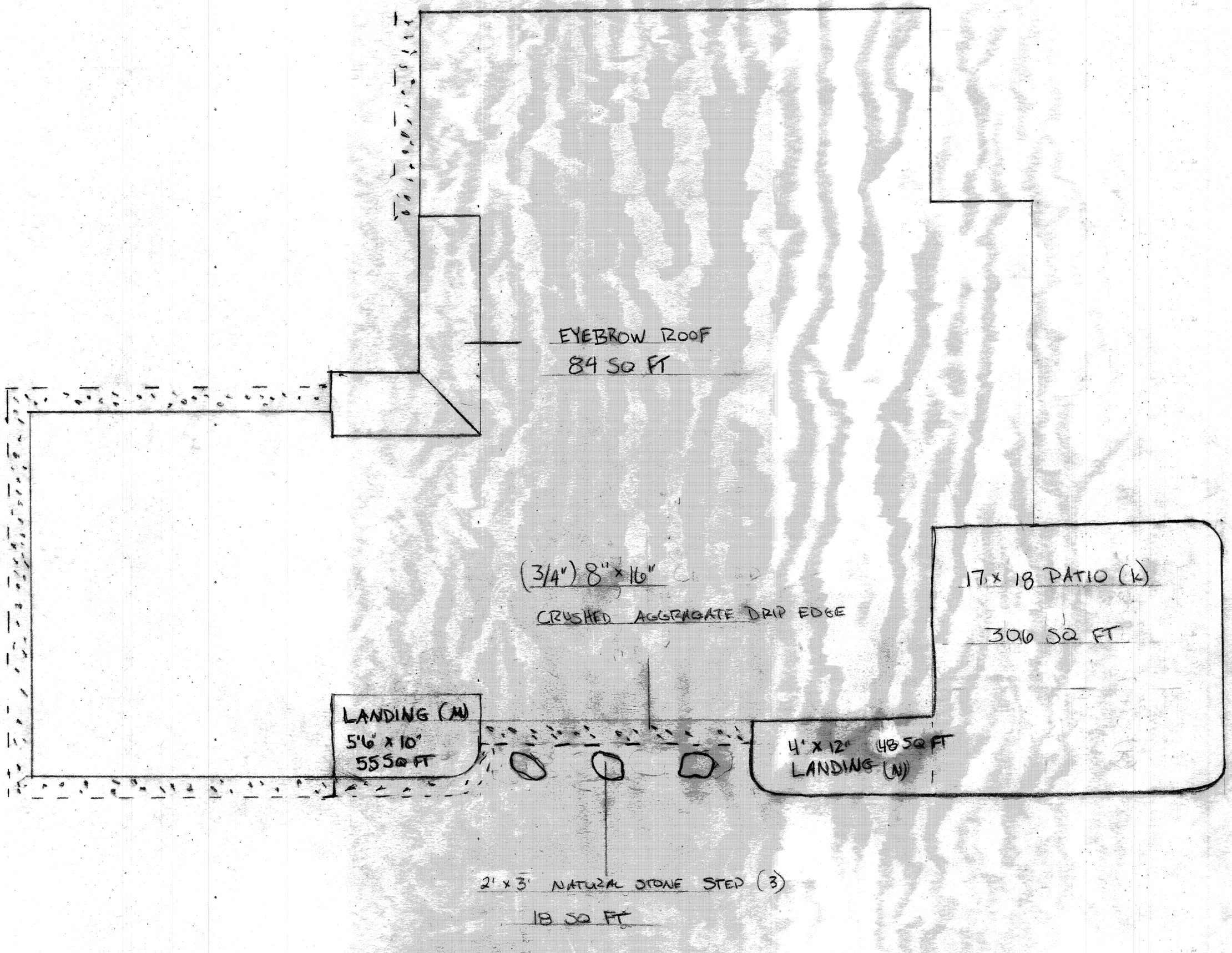
Type of Application:	o Sketch Plan	o Site Review	✓ Shoreland	o Subdivision	o Informational
Map, Lot:					
Road Location:	219 Thompson Lake				
Zoning:			Lake Watershed:	Thompson Lake	
Project Description:	Remove existing hardscape and install a new patio, front entrance, walkway, stepping stones, crushed stone drip edge and revegistate disturb areas.				

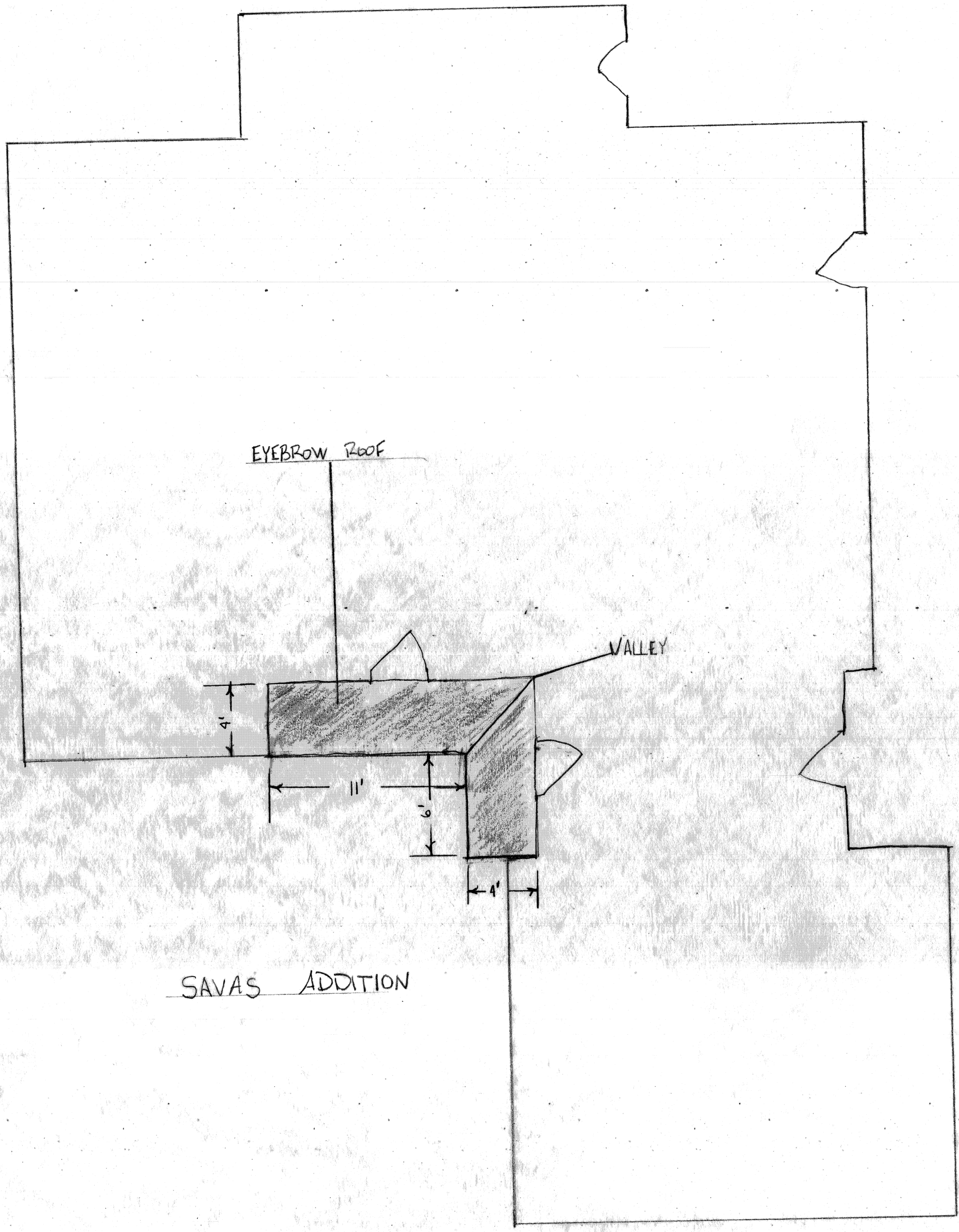
IMPORTANT INFORMATION:

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

Applicant Signature:	**Date:**


WALKWAY (J)
36' X 4'
144 SQ FT
LANDING O
10' X 14'
140 SQ FT


EYEBROW ROOF
84 SQ FT
(3/4") 8" x 16"
CRUSHED AGGREGATE DRIP EDGE
17 x 18 PATIO (K)
306 SQ FT
LANDING (M)
5'6" x 10"
55 SQ FT
4' x 12" (48 SQ FT
LANDING (N)
2' x 3' NATURAL STONE STEP (3)
18 SQ FT



SAVAS ADDITION

SITE PLAN REVIEW APPLICATION

POLAND TAX MAP 15, LOT 7

PREPARED FOR:
JONATHAN MACLEAN
JEM PROPERTY MANAGEMENT LLC
1026 BAKERSTOWN ROAD
POLAND, MAINE 04274

REGARDING PROPERTY LOCATED AT:

1505 MAINE STREET
POLAND, MAINE 04274

PREPARED BY:
DAVIS LAND SURVEYING, LLC
STUART A. DAVIS
PROFESSIONAL LAND SURVEYOR #2208
990 MINOT AVENUE
AUBURN, MAINE 04210

APRIL 11, 2023
DLS JOB #22-028

Davis Land Surveying, LLC
990 Minot Avenue
Auburn, Maine 04210

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

April 11, 2023

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

RE: Jonathan MacLean, 1505 Maine Street ~ Site Plan Review Application

Dear Planning Board Chairperson and Members,

Enclosed please find a Site Plan Review Application and supporting documents for property at 1505 Maine Street in the Town of Poland currently owned by JEM Property Management, LLC as described in a deed dated March 31, 2022 and recorded in the Androscoggin County Registry of Deeds in Book 10069, Page 84 (Exhibit 3) and being shown as Lot 7 on Poland Tax Map 15. The applicant is proposing to use the site for a dock manufacturing business and a retail space. Two new buildings are proposed: 1) New building 30' x 50' to house retail space; and 2) New building 54' x 74' to house construction/fabrication area for boat docks. A third building will be constructed on the existing cement pad to be used for storage of materials.

The property lies within the Downtown Village Zoning District for the Town of Poland and contains 2.2 acres. The lot currently has 263.12' of frontage on Maine Street (Route 26) and 285.35' of frontage on Bakerstown Road (Route 11). MDOT permit #30693 has been issued for the driveway access to the site from the southwesterly sideline of Maine Street to be moved approximately 70' southerly to allow for traffic to turn left and right (Exhibit 7). Access to the site from Maine Street (Route 26) will be used for the retail / office space and the access to the property from Bakerstown Road (Route 11) will be used for deliveries. As designed, the site provides 15 parking spaces for the retail space area and 5 parking spaces for the manufacturing building.

The proposed development will be serviced with public water tied to the Mechanic Falls Water District (MFWD) lines. The water district has the capacity to accommodate the water needs for the proposed development. (Exhibit 8).

Test Pit analysis by Nicholas Adams, LSE#432 indicates that the property contains a suitable site for a subsurface wastewater disposal system. A private sub-surface wastewater treatment system will be installed for sewage disposal (Exhibit 9).

The buildings will be constructed in compliance with all fire and safety codes. In the event of a fire, the site is located with a couple miles from the Town of Poland Fire Station. Electric, cable and phone lines will be underground. Any solid waste will be disposed of in accordance with applicable laws.

Signage will be placed on the property along Maine Street (Route 26) in compliance the Town of Poland's requirements.

A Stormwater Management Report has been prepared by Terradyn Consultants LLC to address stormwater, drainage, and erosion & sedimentation control for the development (Exhibit 10). As noted, the project will disturb more than one acre of land and requires a stormwater permit pursuant to the Stormwater Management Law 38 M.R.S. §420-D. An application has been submitted to MDEP and is pending. The stormwater runoff generated onsite is proposed to be treated by a large gravel wetland.

Once all permit approvals have been secured, it is anticipated that construction will commence in the Summer of 2023. Because of timing, financial constraints, and availability of dock parts getting later into the year along with being a seasonal business, Mr. Maclean may be asking to Phase portions of the proposed Site Plan.

Phase I, would be to do necessary site improvements as designed, build the Storage Building on the existing concrete pad for storage of product, place signage and look for allowance of placing some dock sections for sale up near the proposed Retail Shop based on phone/email inquiries with no employees involved until such time Retail Shop is constructed.

Phase II, would include the Retail Shop, septic system and water hook up and possibly the new 54' x 74' fabricate/assembly building which will all hinge on finances at the time, where he will be financing this whole project out of pocket with no Bank financing being asked for.

Phase III, if necessary, would be for the final building (54' x 74') and finish up all final grading as designed.

The proposed improvements as shown have been designed in conformance with your Land Use Code requirements and we look forward to the opportunity to discuss the project with the Planning Board and welcome any comments and suggestions.

Respectfully Submitted,

Stuart Davis, ME PLS #2208

Table of Contents:

Exhibit 1	Site Plan Review Application
Exhibit 2	Agent Authorization Letter
Exhibit 3	Deed Book 11069, Page 84
Exhibit 4	Property Card – Tax Map 15, Lot 7
Exhibit 5	Map of General Area within ½ mile of Lot
Exhibit 6	Map of Abutters w/in 500 Feet & List of Abutters
Exhibit 7	MDOT Entrance Permit #30693
Exhibit 8	Email from Mechanic Falls Water District
Exhibit 9	HHE-200 from Nick Adams
Exhibit 10	Stormwater Management Report (Narrative only) – (See Full Report and Plan Sets prepared by Terradyn Consultants submitted separately)
Exhibit 11	Site Plan prepared by Davis Land Surveying

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 # 15 Lot # 7 Sub lot #_____

Watershed: Tripp Pond

Property's Road Location: Bakerstown Road (Rte 11) and Maine Street (Rte 26)l

Lot Size: 2.2 Acres Acres or Sq. Ft. Road Frontage: 286.35 Ft. Bakerstown Rd ; 263.12 Ft, Maine St.

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

Zoning District(s): Downtown Village Flood Zone: No Aquifer Overlay: Yes

Current use of lot: Undeveloped

LAND OWNER(s):

Name(s) Jonathan MacLean

Company JEM Property Management, LLC

Mail Address: 1026 Bakerstown Road Main Phone 207-831-2397

Town/State/Zip Poland, Maine 04274 Alternate Phone:_____

APPLICANT or CONTACT PERSON:

Applicant is: X 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*)

- [X] Commercial
- [ ] Industrial
- [ ] Institutional
- [ ] Governmental
- [ ] Open Space
- [X] 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")* ___Yes
   X No

   a. Is there an existing Well X Yes
      ___No (Applicant is proposing to tie in to Town Water)

   b. Is there an existing Septic System ___Yes
      X No (New system is being proposed)

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

   c. Is there an existing Road Entry X Yes
      ___No

      i) If yes, will there be any changes/modifications? X Yes
         ___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
      X 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 N/A Sq. Ft.
      or Acres

   b. Size of fields N/A Sq. Ft.
      or Acres

   c. Size of driveways/roads 1435 Sq. Ft.

   d. Size of other non-vegetated areas ___Sq. Ft.

   e. Wetlands already filled N/A Sq. Ft.

3. Existing Main Structure

   a. Ground Footprint N/A Sq. Ft.

   b. Total Gross Floor Space *(exterior dimensions of all floors)* N/A Sq. Ft.

   c. Road Frontage Setback N/A Ft.

d. Side Setback N/A Ft.
e. Rear Setback N/A Ft.
f. Distance to Great Pond _____Not applicable (over 250') N/A Ft.
g. Distance to Stream _____Not applicable (over 250') N/A Ft.
h. Distance to Wetlands _____Not applicable (over 250') _____ Ft.

4. Foundation Type _____Full Basement _____Frost Walls _____Slab _____Piers
5. Existing Accessory Structure(s)
   a. Total Number of Structures 30.5' x 50.3' Slab
   b. Total Ground Footprint 1531 Sq. Ft.
   c. Total Floor Space 1531 Sq. Ft.
   d. Closest Road Setback 74 Ft.
   e. Closest Side Setback 105 Ft.
   f. Closest Rear Setback 152 Ft.
   g. Distance to Great Pond _____Not applicable (over 250') N/A Ft.
   h. Distance to Streams _____Not applicable (over 250') N/A Ft.
   i. Distance to Wetlands _____Not applicable (over 250') N/A Ft.
6. Total Existing Impervious Surfaces 2966 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) 5,496 Sq. Ft.
   b. Changes in driveway/roadway 46,254 Sq. Ft.
   c. Changes in patios, walkways, etc. _____ Sq. Ft.
   d. TOTAL *(2a+2b+2c)* 51,750 Sq. Ft.
3. Percentage of lot covered by impervious surfaces: 58.5 %
   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.

Agent 4/11/2023

Applicant's Signature(s) *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				
X			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				
		X	Easement, covenants, restrictions				
X			Proposed Development (Site Plan)				
X			Location & dimensions of all new structures. New development delineated from existing development				
X			Setback dimensions shown & met				
TBD			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				
TBD			Raw & finished materials stored outside				
X			Contours shown at PB specified intervals				
X			Curbs, sidewalks, drives, fences, retaining walls, parking, etc.				
TBD			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
			Peak hour traffic				
			Traffic counts				
			Traffic accident data				
			Road capacities				
			Traffic signs, signals				
X			STORMWATER & EROSION (See plans & reports by Terradyn Consultants)				
X			Method for handling stormwater shown				
X			Flow direction				
X			Catch basins, dry wells, ditches, etc.				
X			Engineering Analysis of stormwater				
X			Erosion control measures				
		X	Hydrologist groundwater impact				
			Utility plans for all utilities				
		X	Cross-section profile of roads, walks				
		X	Construction drawings of roads, utilities				
			Cost analysis of project and financial capability demonstrated (Owner Financed)				
		X	Phosphorus control plan if in watershed of a great pond				
			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*

Jonathan MacLean
JEM Property Management LLC
1026 Bakerstown Road
Poland, Maine 04274

March 2023

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

Dear Board Members,

I authorize Stuart Davis of Davis Land Surveying, LLC to act as my agent for Applications to the Town of Poland in regards to my property at 1505 Maine Street.

Sincerely,

Jonathan MacLean

NOT AN OFFICIAL COPY

NOT AN OFFICIAL COPY

1002240188264

QUITCLAIM DEED

David C. Hoyt of Poland, Androscoggin County, Maine, for consideration paid, grant(s) to **JEM Property Management LLC**, a Maine Limited Liability Company of Poland, Androscoggin County, Maine (whose mailing address is 1026 Bakerstown Road, Poland, ME 04274) with Quitclaim Covenants, the following described real estate:

See "Exhibit A" Attached

For grantors' source of title, reference may be had to a deed from Roger W. Hoyt and Sharon W. Hoyt to the grantor(s) herein, dated November 5, 2013, recorded in Androscoggin Registry of Deeds, Book 8811, Page 319.

Any and all other rights, easements, privileges and appurtenance belonging to the granted estate are hereby conveyed.

This conveyance is made subject to the property taxes assessed against the premises, which said taxes are to be prorated between the parties hereto as of the date of delivery of this deed in accordance with 36 M.R.S.A., sec. 558.

Witness my/our hand(s) and seal(s) this 31 day of March, 2022.

WITNESS:

_____

_____
David C. Hoyt

STATE OF MAINE
Cumberland, ss

March 31, 2022

Then personally appeared the above named David C. Hoyt and acknowledged the foregoing instrument to be his/her free act and deed.

Before me,

_____
Notary Public/Justice of the Peace
Commission Expiration:

COREY M. ST. PIERRE
My Commission Expires
06-12-2026
MAINE
NOTARY PUBLIC

File No.: 2022-920

NOT AN OFFICIAL COPY

File No: 2022-920

"Exhibit A"

A certain lot or parcel of land, together with any buildings or improvements thereon, situated in the Town of Poland, County of Androscoggin and State of Maine, described as follows:

Beginning at an iron pin set in the ground at the intersection of State Highways Routes 11 and 26 at the Five Corners, so-called; thence southwesterly on State Highway Route 11 a distance of three hundred twenty-five (325) feet to an iron pin; thence four hundred (400) feet southeasterly to an iron pin; thence three hundred twenty-five (325) feet northeasterly to an iron pin; thence four hundred (400) feet northwesterly on Route 26 to the point of beginning.

Excepting a certain lot or parcel of land as conveyed to the State of Maine by Notice of Layout and Taking, dated November 16, 1966 and recorded in the Androscoggin County Registry of Deeds in Book 966, Page 585.

Maine Real Estate Transfer Tax Paid
TINA M. CHOUINARD, REGISTER
ANDROSCOGGIN COUNTY MAINE E-RECORDED

Property Card: **1505 MAINE ST.**

Poland, ME

NO PHOTO AVAILABLE

Parcel ID: 0015-0007
Trio Account #: 1790

Owner: JEM PROPERTY MANAGEMENT, LLC
Co-Owner:
Mailing Address: 1026 BAKERSTOWN ROAD
POLAND, ME 04274

Valuation

Card Number: 1
Acreage: 3.44
Land Value: $69,000
Building Value: $0
Total Value: $0
Taxes: $980

Building Sketch

NO SKETCH AVAILABLE

Building Information

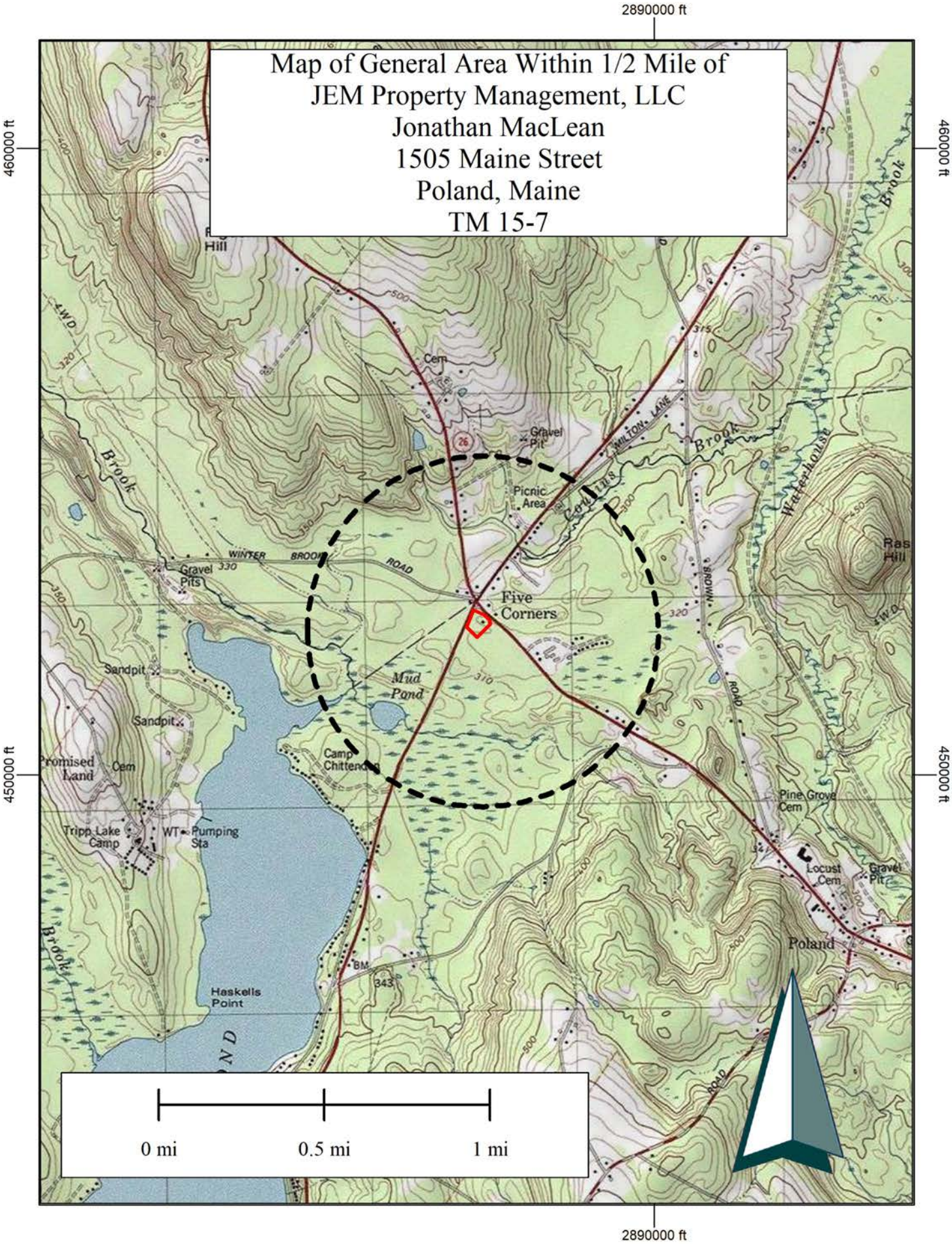
Year Built: **Remodled:**

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

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

CAI Technologies
www.cai-tech.com
This information is believed to be correct but is subject to change and is not warranteed.

Map of General Area Within 1/2 Mile of JEM Property Management, LLC Jonathan MacLean 1505 Maine Street Poland, Maine TM 15-7



Abutter w/in 500 Feet of TM 15-7

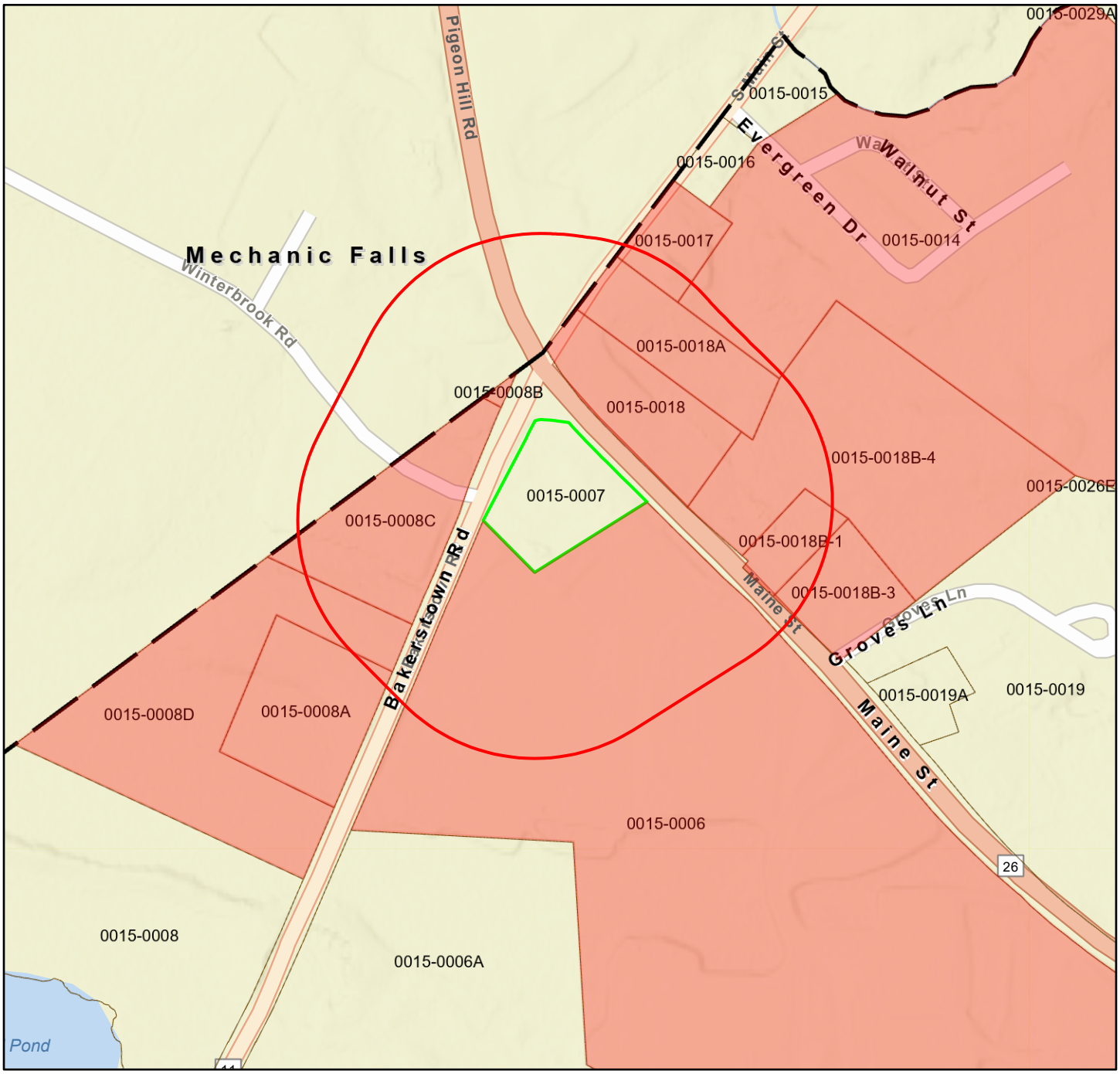
Town of Poland, ME

1 inch = 400 Feet

CAI Technologies
Precision Mapping. Geospatial Solutions.
www.cai-tech.com

March 6, 2023

0 400 800 1200



	Large Scale
—	Town Line
	Parcel - Poly
	Street Names
	Parcel Lines - No Orthos

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

500 feet Abutters List Report

Poland, ME
March 06, 2023

Subject Property:

Parcel Number:	0015-0007	Mailing Address:	JEM PROPERTY MANAGEMENT, LLC
CAMA Number:	0015-0007		1026 BAKERSTOWN ROAD
Property Address:	1505 MAINE ST.		POLAND, ME 04274

Abutters:

Parcel Number:	0015-0006	Mailing Address:	REGIONAL SCHOOL UNIT #16
CAMA Number:	0015-0006		3 AGGREGATE RD.
Property Address:	1457 MAINE ST.		POLAND, ME 04274
Parcel Number:	0015-0008A	Mailing Address:	CORCORAN, DAVID W
CAMA Number:	0015-0008A		167 BLACK POINT RD
Property Address:	BAKERSTOWN RD.		NEW GLOUCESTER, ME 04060
Parcel Number:	0015-0008B	Mailing Address:	JASIM, LLC
CAMA Number:	0015-0008B		56 PRESIDENTIAL WAY
Property Address:	BAKERSTOWN RD.		WESTBROOK, ME 04062
Parcel Number:	0015-0008C	Mailing Address:	5 CORNERS LLC
CAMA Number:	0015-0008C		133 CLEVE TRIP ROAD
Property Address:	BAKERSTOWN RD.		POLAND SPRINGS, ME 04274
Parcel Number:	0015-0008D	Mailing Address:	VALLIERE, JASON R. TRUSTEE
CAMA Number:	0015-0008D		29 BAKERSTOWN RD.
Property Address:	29 BAKERSTOWN RD.		POLAND, ME 04274
Parcel Number:	0015-0014	Mailing Address:	MCLAND, LLC
CAMA Number:	0015-0014		227 MERROW RD.
Property Address:	SOUTH MAIN ST.		AUBURN, ME 04210 8960
Parcel Number:	0015-0014	Mailing Address:	COOK, DONNA
CAMA Number:	0015-0014-0003		30 EVERGREEN DR.
Property Address:	30 EVERGREEN DR.		POLAND, ME 04274 7309
Parcel Number:	0015-0014	Mailing Address:	PARSONS, PARKER
CAMA Number:	0015-0014-0004		29 EVERGREEN DR.
Property Address:	29 EVERGREEN DR.		POLAND, ME 04274 7308
Parcel Number:	0015-0014	Mailing Address:	BEGIN, RAY
CAMA Number:	0015-0014-0005		44 EVERGREEN DR.
Property Address:	44 EVERGREEN DR.		POLAND, ME 04274 7309
Parcel Number:	0015-0014	Mailing Address:	MCLAND, LLC
CAMA Number:	0015-0014-0006		227 MERROW RD.
Property Address:	43 EVERGREEN DR.		AUBURN, ME 04210 8960

500 feet Abutters List Report

Poland, ME
March 06, 2023

Parcel Number:	0015-0014	Mailing Address:	MCLAND, LLC
CAMA Number:	0015-0014-0007		227 MERROW RD.
Property Address:	56 EVERGREEN DR.		AUBURN, ME 04210 8960
Parcel Number:	0015-0014	Mailing Address:	MCLAND, LLC
CAMA Number:	0015-0014-0008		227 MERROW RD.
Property Address:	55 EVERGREEN DR.		AUBURN, ME 04210 8960
Parcel Number:	0015-0014	Mailing Address:	PATTERSON, CLAIRE ANITA
CAMA Number:	0015-0014-0009		68 EVERGREEN DR.
Property Address:	68 EVERGREEN DR.		POLAND, ME 04274 7309
Parcel Number:	0015-0014	Mailing Address:	CARON, DAWN
CAMA Number:	0015-0014-0010		69 EVERGREEN DR.
Property Address:	69 EVERGREEN DR.		POLAND, ME 04274 7308
Parcel Number:	0015-0014	Mailing Address:	MCLAND, LLC
CAMA Number:	0015-0014-0011		227 MERROW RD.
Property Address:	82 EVERGREEN DR.		AUBURN, ME 04210 8960
Parcel Number:	0015-0014	Mailing Address:	VOYE, VINCENT E.
CAMA Number:	0015-0014-0012		83 EVERGREEN DR.
Property Address:	83 EVERGREEN DR.		POLAND, ME 04274
Parcel Number:	0015-0014	Mailing Address:	MCLAND, LLC
CAMA Number:	0015-0014-0013		227 MERROW RD.
Property Address:	85 EVERGREEN DR.		AUBURN, ME 04210 8960
Parcel Number:	0015-0014	Mailing Address:	MCLAND, LLC
CAMA Number:	0015-0014-0014		227 MERROW RD.
Property Address:	87 EVERGREEN DR.		AUBURN, ME 04210 8960
Parcel Number:	0015-0014	Mailing Address:	FILES, SUSIE
CAMA Number:	0015-0014-0015		95 EVERGREEN DR.
Property Address:	95 EVERGREEN DR.		POLAND, ME 04274
Parcel Number:	0015-0014	Mailing Address:	MCLAND, LLC
CAMA Number:	0015-0014-0016		227 MERROW RD.
Property Address:	109 EVERGREEN DR.		AUBURN, ME 04210
Parcel Number:	0015-0014	Mailing Address:	PULSIFER, JOHN
CAMA Number:	0015-0014-0017		127 EVERGREEN DR.
Property Address:	127 EVERGREEN DR.		POLAND, ME 04274
Parcel Number:	0015-0014	Mailing Address:	VEILLEUX, TAMMY
CAMA Number:	0015-0014-0018		28 WALNUT ST
Property Address:	28 WALNUT ST.		POLAND, ME 04274

500 feet Abutters List Report

Poland, ME
March 06, 2023

Parcel Number:	0015-0014	Mailing Address:	VEILLEUX, MARK
CAMA Number:	0015-0014-0019		59 WALNUT ST.
Property Address:	59 WALNUT ST.		POLAND, ME 04274 7310
Parcel Number:	0015-0014	Mailing Address:	MCLAND, LLC
CAMA Number:	0015-0014-0020		227 MERROW RD.
Property Address:	40 WALNUT ST.		AUBURN, ME 04210 8960
Parcel Number:	0015-0014	Mailing Address:	MCCONNELL, RETA
CAMA Number:	0015-0014-0021		75 WALNUT ST
Property Address:	75 WALNUT ST.		POLAND, ME 04274
Parcel Number:	0015-0014	Mailing Address:	RUSSELL, CARRIE
CAMA Number:	0015-0014-0022		56 WALNUT ST.
Property Address:	56 WALNUT ST.		POLAND, ME 04274
Parcel Number:	0015-0014	Mailing Address:	TRUNDY, JANICE
CAMA Number:	0015-0014-0023		89 WALNUT ST.
Property Address:	89 WALNUT ST.		POLAND, ME 04274
Parcel Number:	0015-0014	Mailing Address:	DAIGLE, ROBERT
CAMA Number:	0015-0014-0024		74 WALNUT ST.
Property Address:	74 WALNUT ST.		POLAND, ME 04274 7310
Parcel Number:	0015-0014	Mailing Address:	RANDALL, WILLIAM
CAMA Number:	0015-0014-0025		137 EVERGREEN DR.
Property Address:	137 EVERGREEN DR.		POLAND, ME 04274
Parcel Number:	0015-0014	Mailing Address:	PRINDALL, MARK
CAMA Number:	0015-0014-0026		144 EVERGREEN DR.
Property Address:	144 EVERGREEN DR.		POLAND, ME 04274 7312
Parcel Number:	0015-0014	Mailing Address:	MCLAND, LLC
CAMA Number:	0015-0014-0027		227 MERROW RD.
Property Address:	151 EVERGREEN DR.		AUBURN, ME 04210 8960
Parcel Number:	0015-0014	Mailing Address:	MCLAND, LLC
CAMA Number:	0015-0014-0028		227 MERROW RD.
Property Address:	162 EVERGREEN DR.		AUBURN, ME 04210 8960
Parcel Number:	0015-0017	Mailing Address:	CASS, JOYCE A
CAMA Number:	0015-0017		27 SOUTH MAIN STREET
Property Address:	27 SOUTH MAIN ST.		POLAND, ME 04274
Parcel Number:	0015-0018	Mailing Address:	C. N. BROWN COMPANY
CAMA Number:	0015-0018		P. O. BOX 200
Property Address:	1502 MAINE ST.		SOUTH PARIS, ME 04281

500 feet Abutters List Report

Poland, ME
March 06, 2023

Parcel Number:	0015-0018A	Mailing Address:	FLORES, EDWARDO V
CAMA Number:	0015-0018A		17 SOUTH MAIN ST.
Property Address:	17 SOUTH MAIN ST.		POLAND, ME 04274 7307
Parcel Number:	0015-0018B-1	Mailing Address:	POLAND SELF STORAGE, LLC.
CAMA Number:	0015-0018B-1		438 COMMONS DRIVE
Property Address:	1484 MAINE ST.		BRIDGTON, ME 04009
Parcel Number:	0015-0018	Mailing Address:	POLAND SELF STORAGE, LLC.
CAMA Number:	0015-0018B-1-ON		438 COMMONS DRIVE
Property Address:	1484 MAINE ST.		BRIDGTON, ME 04009
Parcel Number:	0015-0018B-3	Mailing Address:	POLAND BTS RETAIL, LLC
CAMA Number:	0015-0018B-3		14600 DETROIT AVENUE, SUITE 1500
Property Address:	1478 MAINE ST.		LAKEWOOD, OH 44107
Parcel Number:	0015-0018B-4	Mailing Address:	POLAND SELF STORAGE LLC
CAMA Number:	0015-0018B-4		12 BRADCO ST
Property Address:	MAINE ST.		KEENE, NH 03431

List of Properties in Mechanic Falls within 500 Feet of
Subject Property - Poland Tax Map 15, Lot 7
1505 Maine Street, Poland

Tax Map-Lot	Property Address	Mailing Address
2-2-1	12 Winterbrook Rd	5 Corners LLC 133 Cleve Tripp Road Poland Spring, ME 04274
2-1	2 Pigeon Hill Rd	Jasim, LLC PO Box 1675 Naples, ME 04055
2-63	4 Pigeon Hill Rd	Terry Pomerleau PO Box 12 West Poland, ME 04291
2-61-1	Winterbrook Rd	McNulty Enterprises 824 Roosevelt Trail #263 Windham, ME 04062
2-66	5 Pigeon Hill Road	Mechanic Falls Ventures, LLC c/o Commercial Properties Mgmt LLC PO Box 66749 Falmouth, ME 04105
2-66-1	Pigeon Hill Road	Hannaford Bros Co PO Box 6500 Carlisle, PA 17013

Maine Department of Transportation

Janet T. Mills
Governor

Driveway/Entrance Permit

Bruce A. Van Note
Commissioner

Permit Number: 30693 - **Entrance ID:** 1

OWNER

Name:	**David Hoyt**
Address:	**6 Independence Drive**
	Oxford , ME 04270
Telephone:	**(207)212-3911**

Date Printed: **April 20, 2022**

LOCATION

Route:	**0026X, Main Street**
Municipality:	**Poland**
County:	**Androscoggin**
Tax Map:	**15** Lot Number: **7**
Culvert Size:	**inches**
Culvert Type:	**N/R**
Culvert Length:	**feet**
Date of Permit:	**April 20, 2022**
Approved Entrance Width:	**24 feet**

In accordance with rules promulgated under 23 M.R.S.A., Chapter 13, Subchapter I, Section 704, the Maine Department of Transportation (MaineDOT) approves a permit and grants permission to perform the necessary grading to construct, in accordance with sketch or attached plan, **an Entrance** to **Retail Space** at a point **381** feet **South** from **Route 11**, subject to the Chapter 299 Highway Driveway and Entrance Rules, standard conditions and special conditions (if any) listed below.

Conditions of Approval:

This Permittee acknowledges and agrees to comply with the Standard Conditions and Approval attached hereto and to any Specific Conditions of Approval shown here.

(G = GPS Location; W = Waiver; S = Special Condition)

G - THE ENTRANCE SHALL BE LOCATED AT GPS COORDINATES: 44.074555N, -70.415483W.

S - In the town of Poland on the westerly side of Route 26, the centerline being approximately 381 feet southeasterly of the centerline of Route 11 and approximately 50 feet southeasterly of utility pole 54.

S - THE SIDEWALK AND CURB CUT MUST BE RECONSTRUCTED TO MEET MaineDOT & THE TOWN OF POLAND STANDARDS, INCLUDING APPROPRIATE TIP DOWNS NEEDED TO MEET ADA REQUIREMENTS.

S - The entrance shall be paved, at a minimum, from the edge of the existing highway pavement to the edge of the highway right-of-way.

Approved by: Van Tall Date: 4-20-2022

STANDARD CONDITIONS AND APPROVAL

1. Provide, erect and maintain all necessary barricades, lights, warning signs and other devices as directed by MaineDOT to properly safeguard traffic while the construction is in progress.

2. At no time cause the highway to be closed to traffic

3. Where the driveway is located within a curb, curb and gutter, and/or sidewalk section, completely remove the existing curb, curb and gutter, and/or sidewalk as may be required to create the driveway and restore drainage. All driveways abutting sidewalk sections shall meet the requirements set forth in the Americans with Disabilities Act of 1990, 42 U.S.C. Sec. 12131 et seq.

4. Obtain, have delivered to the site, and install any culverts and/or drainage structures which may be necessary for drainage, the size, type and length as called for in the permit pursuant to 23 M.R.S.A. Sec. 705. All culverts and/or drainage structures shall be new.

5. Start construction of the proposed driveway within twenty-four (24) months of the date of permit issuance and substantially complete construction of the proposed driveway within twelve months of commencement of construction.

6. Comply with all applicable federal, state and municipal regulations and ordinances.

7. Do not alter, without the express written consent of the MaineDOT, any culverts or drainage swales within the MaineDOT right of way.

8. File a copy of the approved driveway permit with the affected municipality or LURC, as appropriate within 5 business days of receiving the MaineDOT approval.

9. Construct and maintain the driveway side slopes to be no steeper than the adjacent roadway side slopes, but in no case to be steeper than 3 horizontal to 1 vertical, unless the side slope is behind existing roadway guardrail, in which case it shall be no steeper than 2 horizontal to 1 vertical.

10. Notify the MaineDOT of a proposed change of use served by the driveway when increase in traffic flow is expected to occur. This does not exempt the need for obtaining a Traffic Movement Permit (TMP) if trip generation meets or exceeds 100 passenger car equivalents (PCE) during the peak hour of the day.

11. Construct or implement and maintain erosion and sedimentation measures sufficient to protect MaineDOT facilities.

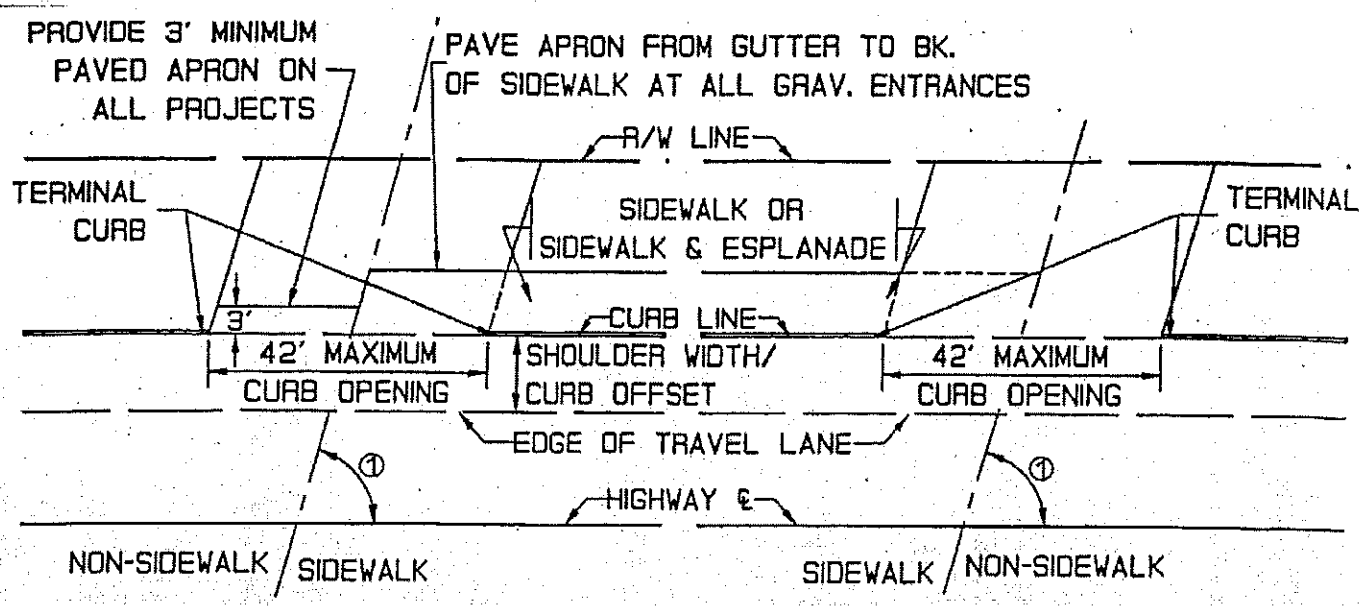
12. Driveways shall be designed such that all maneuvering and parking of any vehicles will take place outside the highway right-of-way and where vehicles will exit the premises without backing onto the highway traveled way or shoulders. All driveways will have a turnaround area to accomodate vehicles using the premises.

13. Closing any portion of a highway or roadway including lanes, shoulders, sidewalks, bike lanes, or ATV access routes is not permitted without MaineDOT approval.

FURTHER CONDITION OF THE PERMIT

The owner shall assume, the defense of, and pay all damages, fines, and penalties for which he/she shall become liable, and shall indemnify and safe harmless said Department, its representatives, agents and employees from liability, actions against all suits, claims, damages for wrongful death, personal injuries or property damage suffered by any person or association which results from the willful or negligent action or inaction of the owner/applicant (agent) and in proceedings of every kind arising out of the construction and maintenance of said entrance(s), including snow removal.

Nothing herein shall, nor is intended to, waive any defense, immunity or limitation of liability which may be available to the MaineDOT, their officers, agents or employees under the Maine Tort Claims Act or any other privileges and/or immunities provided by law. It is a further condition that the owner will agree to keep the right of way inviolate for public highway purposes and no signs (other than traffic signs and signals), posters, billboards, roadside stands, culvert end walls or private installations shall be permitted within Right of Way limits.



GRAVEL ENTRANCE PAVED ENTRANCES

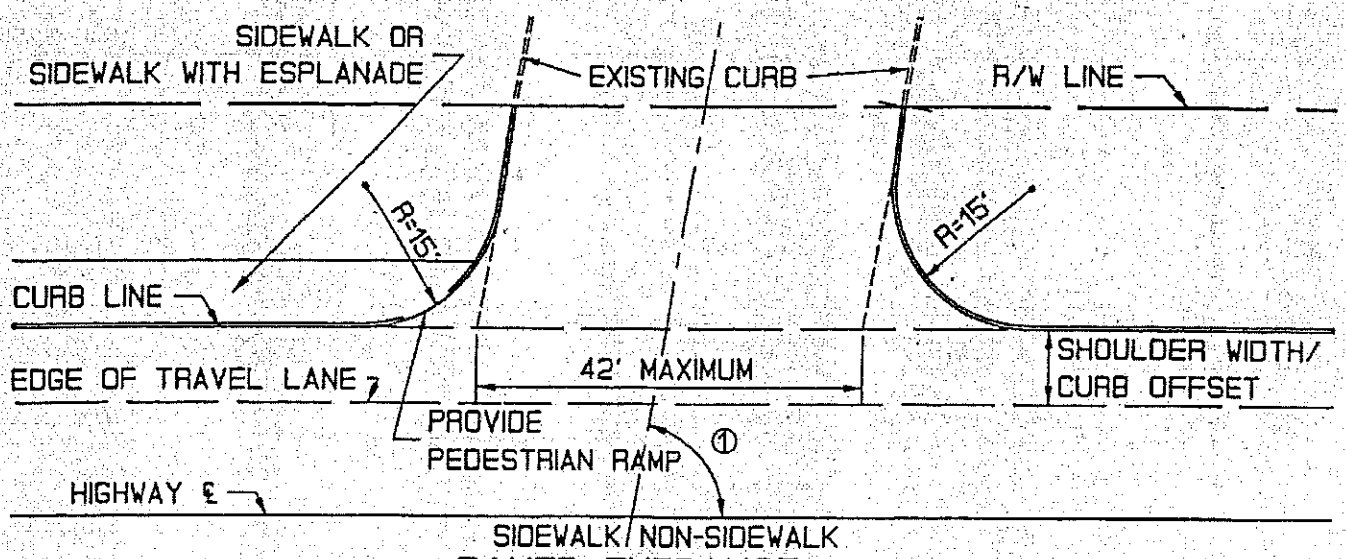
① MINIMUM ENTRANCE ANGLE IS 45° WHERE THE SHOULDER WIDTH ≥ 6' AND 60° WHERE THE SHOULDER WIDTH < 6'.

② IF THERE ARE HIGH TRUCK TURNING VOLUMES, THE DESIGNER SHOULD CONSIDER PROVIDING TURNING RADII OF 15' - 25' AND/OR A WIDER OPENING AND/OR LIMITING THE ANGLE OF TURN TO ACCOMODATE TRUCKS.

UNCURBED COMMERCIAL/INDUSTRIAL ENTRANCE ONTO CURBED HIGHWAY

(WITH/WITHOUT SIDEWALK)

EN007



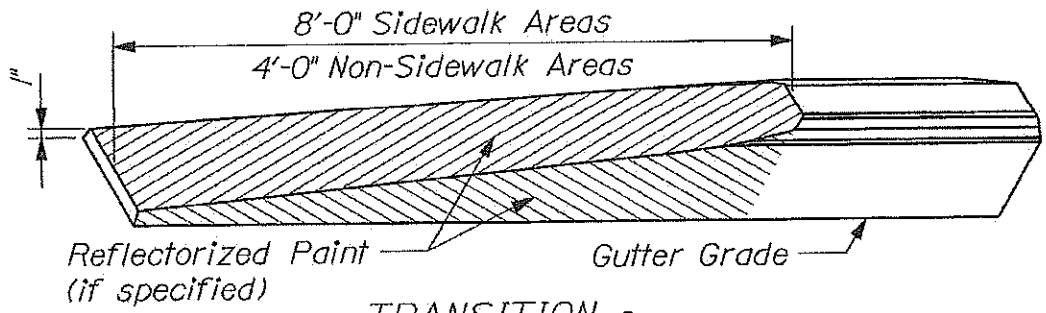
PAVED ENTRANCE

① MINIMUM ENTRANCE ANGLE IS 45° WHERE THE SHOULDER WIDTH ≥ 6' AND 60° WHERE THE SHOULDER WIDTH < 6'.

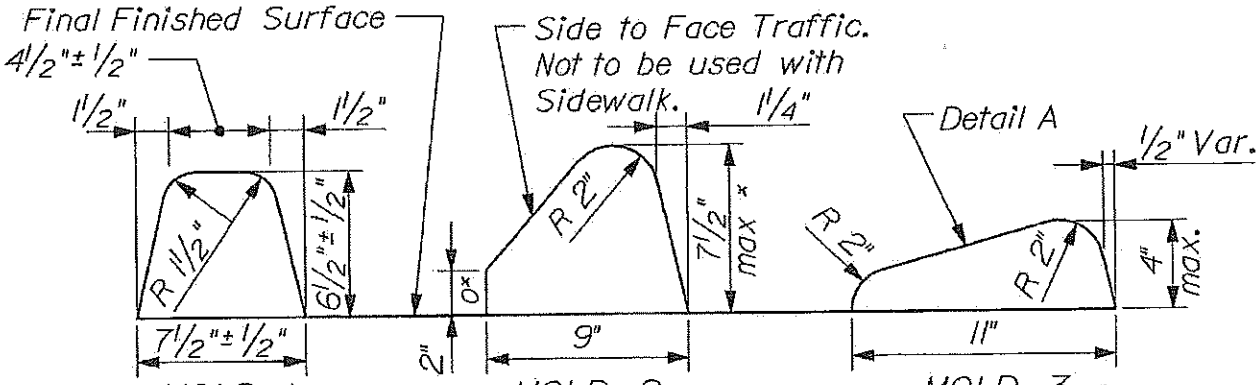
CURBED COMMERCIAL/INDUSTRIAL ENTRANCE ONTO CURBED HIGHWAY

(WITH/WITHOUT SIDEWALK)

EN008



~ TRANSITION ~



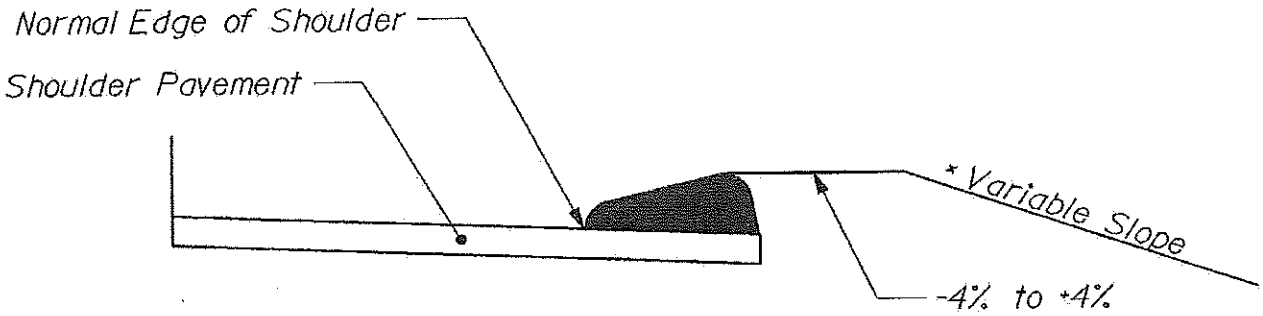
~ MOLD 1 ~ ~ MOLD 2 ~ ~ MOLD 3 ~

*Under Guardrail *Under Guardrail

~ CURB TYPE 3 ~

Curb Mold 2 or 3 shall be used in all situations except for where the curb forms the edge of the sidewalk. Mold 1 shall be used in conjunction with sidewalks or where there is a potential for sidewalks. Mold 3 shall be used in situations where the design speed exceeds 45 mph. Maximum height of Curb under Guardrail shall not exceed 4".

~ DETAIL A ~



* See Typical Sections for Project

CURB TYPE 3

609(03)

From: Jacob Verrill
To: Stuart Davis
Subject: Water supply for 1505 Maine St. Poland Maine.
Date: Friday, March 17, 2023 11:04:59 AM

Good Morning,

I spoke with Debbie Hughes this morning about supplying water to 1505 Maine St. Poland Me. We have a 12 inch water main with approximately 80-85 psi supplying the area. There is ample water available for both domestic and fire protection and that lot does have frontage on the water main.

Jake Verrill, Superintendent
Mechanic Falls Water Department
62 Highland Ave.
Mechanic Falls, Me 04256
207-345-5351

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Maine Dept. Health & Human Services
Div. Environmental Health, 11SHS
(207) 287-2070 Fax: (207) 287-4172

PROPERTY LOCATION

City, Town, or Plantation	Poland
Street or Road	1505 MAINE STREET
Subdivision, Lot #	

>> CAUTION: LPI APPROVAL REQUIRED <<

Town/City _____ Permit # _____

Date Permit Issued ___/___/___ Fee: $_____ Double Fee Charged ☐

_____ L.P.I. # _____
Local Plumbing Inspector Signature

Fee: $_____ state min fee $_____ Locally adopted fee
Copy: ☐ Owner ☐ Town ☐ State

The Subsurface Wastewater Disposal System shall not be installed until a Permit is issued by the Local Plumbing Inspector. The Permit shall authorize the owner or installer to install the disposal system in accordance with this application and the Maine Subsurface Wastewater Disposal Rules.

OWNER/APPLICANT INFORMATION

Name (last, first, MI) MAC'S DOCK'S — Owner ☑ Applicant ☐

Mailing Address of Owner/Applicant	1505 MAINE STREET
	POLAND, ME 04274
Daytime Tel. #	

Municipal Tax Map # _____ Lot # 7

OWNER OR APPLICANT STATEMENT
I state and acknowledge that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Department and/or Local Plumbing Inspector to deny a Permit.

_____ _____
Signature of Owner or Applicant Date

CAUTION: INSPECTION REQUIRED
I have inspected the installation authoirzed above and found it to be in compliance with the Subsurface Wastewater Disposal Rules Application. _____ (1st) date approved

_____ _____
Local Plumbing Inspector Signature (2nd) date approved

PERMIT INFORMATION

TYPE OF APPLICATION
☑ 1. First Time System
☐ 2. Replacement System
Type replaced: _____
Year installed: _____
☐ 3. Expanded System
☐ a. <25% Expansion
☐ b. ≥25% Expansion
☐ 4. Experimental System
☐ 5. Seasonal Conversion

THIS APPLICATION REQUIRES
☑ 1. No Rule Variance
☐ 2. First Time System Variance
☐ a. Local Plumbing Inspector Approval
☐ b. State & Local Plumbing Inspector Approval
☐ 3. Replacement System Variance
☐ a. Local Plumbing Inspector Approval
☐ b. State & Local Plumbing Inspector Approval
☐ 4. Minimum Lot Size Variance
☐ 5. Seasonal Conversion Permit

DISPOSAL SYSTEM COMPONENTS
○ 1. Complete Non-engineered System
○ 2. Primitive System (graywater & alt. toilet)
○ 3. Alternative Toilet, specify: _____
○ 4. Non-engineered Treatment Tank (only)
○ 5. Holding Tank, _____ gallons
○ 6. Non-engineered Disposal Field (only)
○ 7. Separated Laundry System
○ 8. Complete Engineered System (2000 gpd or more)
○ 9. Engineered Treatment Tank (only)
○ 10. Engineered Disposal Field (only)
○ 11. Pre-treatment, specify: _____
○ 12. Miscellaneous Components

SIZE OF PROPERTY
3.44 ☐ SQ. FT. ☑ ACRES

SHORELAND ZONING
☐ Yes ☑ No

DISPOSAL SYSTEM TO SERVE
☐ 1. Single Family Dwelling Unit, No. of Bedrooms: ____
☐ 2. Multiple Family Dwelling, No. of Units: _____
☐ 3. Other: Retail Dock Sales (specify)
Current Use ☐ Seasonal ☐ Year Round ☑ Undeveloped

TYPE OF WATER SUPPLY
☐ 1. Drilled Well ☐ 2. Dug Well ☐ 3. Private
☑ 4. Public ☐ 5. Other

DESIGN DETAILS (SYSTEM LAYOUT SHOWN ON PAGE 3)

TREATMENT TANK
☑ 1. Concrete
☑ a. Regular
☐ b. Low Profile
☐ 2. Plastic
☐ 3. Other: _____
CAPACITY: 1,000 GAL.

DISPOSAL FIELD TYPE & SIZE
☑ 1. Stone Bed ☐ 2. Stone Trench
☐ 3. Proprietary Device
☐ a. cluster array ☐ c. Linear
☐ b. regular load ☐ d. H-20 load
☐ 4. Other: _____
SIZE: 400 ☑ sq. ft. ☐ lin. ft.

GARBAGE DISPOSAL UNIT
☑ 1. No ☐ 2. Yes ☐ 3. Maybe
If Yes or Maybe, specify one below:
☐ a. multi-compartment tank
☐ b. ___ tanks in series
☐ c. increase in tank capacity
☐ d. Filter on Tank Outlet

DESIGN FLOW
120 gallons per day
BASED ON:
☐ 1. Table 4A (dwelling unit(s))
☑ 2. Table 4C(other facilities)
SHOW CALCULATIONS for other facilites
10 EMPLOYEES @ 12 GPD
☐ 3. Section 4G (meter readings)
ATTACH WATER METER DATA

SOIL DATA & DESIGN CLASS
PROFILE CONDITION
5 / B
at Observation Hole # TP-1
Depth 48 "
of Most Limiting Soil Factor

DISPOSAL FIELD SIZING
☑ 1. Medium---2.6 sq. ft. / gpd
☐ 2. Medium---Large 3.3 sq. f.t / gpd
☐ 3. Large---4.1 sq. ft. / gpd
☐ 4. Extra Large---5.0 sq. ft. / gpd

EFFLUENT/EJECTOR PUMP
☐ 1. Not Required
☐ 2. May Be Required
☑ 3. Required
Specify only for engineered systems:
DOSE: _____ gallons

LATITUDE AND LONGITUDE
at center of disposal area
Lat. 44 d 04 m 26.54 s
Lon. 70 d 24 m 57.20 s
if g.p.s, state margin of error: 15'

SITE EVALUATOR STATEMENT

I certify that on JUNE 11, 2022 (date) I completed a site evaluation on this property and state that the data reported are accurate and that the proposed system is in compliance with the State of Maine Subsurface Wastewater Disposal Rules (10-144A CMR 241).

Nicholas Adams	432	11/22/2022
Site Evaluator Signature	SE #	Date
NICHOLAS L ADAMS	207-841-0935	ADAMSCONSTRUCTION@LIVE.COM
Site Evaluator Name Printed	Telephone Number	E-mail Address

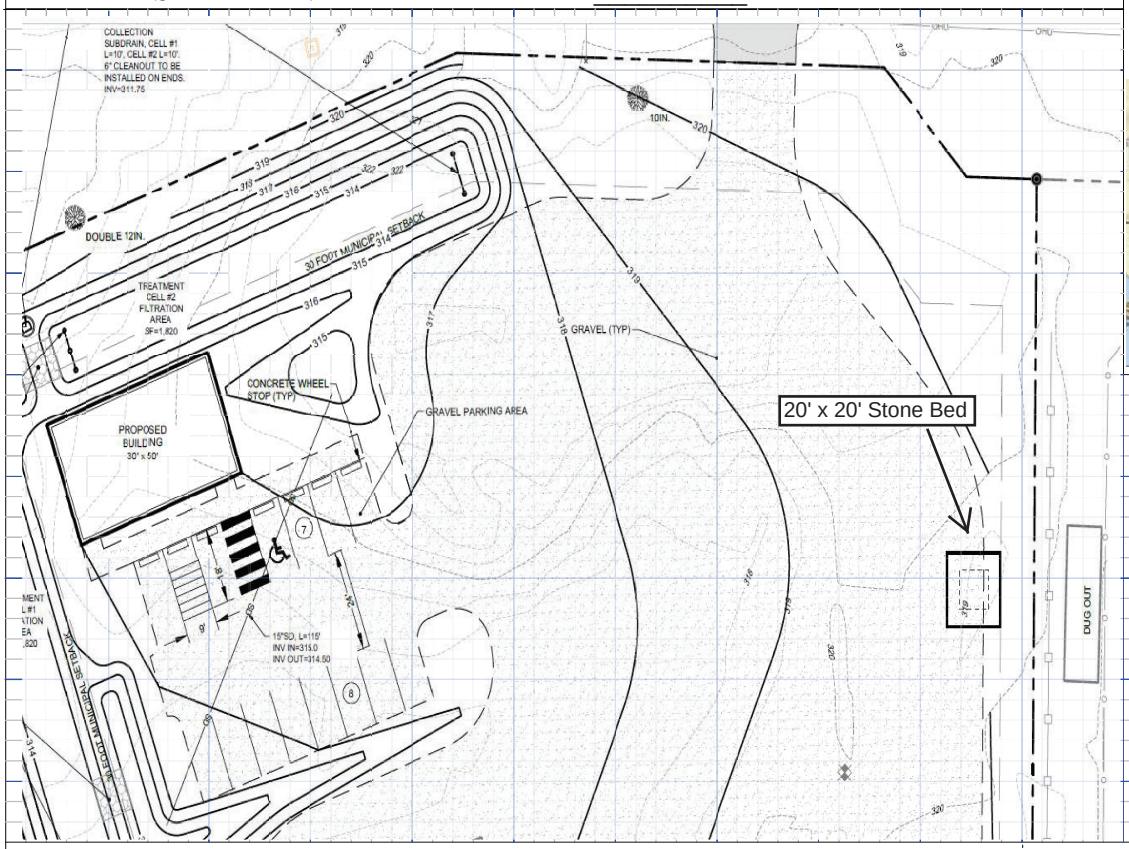
Note : Changes to or deviations from the design should be confirmed with the Site Evaluator.

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Department of Health & Human Services
Division of Environmental Health
(207) 287-5672 Fax: (207) 287-3165

Town, City, Plantation	Street, Road, Subdivision	Owner's Name
POLAND	1505 MAINE ST	MAC'S DOCK'S

SITE PLAN Scale 1" = _____ ft. or as shown



SITE LOCATION PLAN
(map from Maine Atlas recommended)

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

Observation Hole TP-1 ☒ Test Pit ☐ Boring

1 " Depth of Organic Horizon Above Mineral Soil

Depth Below Mineral Soil Surface (inches)	Texture	Consistency	Color	Mottling
0	Fine Sandy Loam	Friable	Brownish	None
10	Fine Sand	Friable to Loose	Yellow	
20				
30				
40				
50				

Soil Classification	Slope	Limiting Factor	
5 Profile / B Condition	4 %	48 "	☐ Ground Water ☐ Restrictive Layer ☐ Bedrock ☑ Pit Depth

Observation Hole _____ ☐ Test Pit ☐ Boring

_____ " Depth of Organic Horizon Above Mineral Soil

Depth Below Mineral Soil Surface (inches)	Texture	Consistency	Color	Mottling
0				
10				
20				
30				
40				
50				

Soil Classification	Slope	Limiting Factor	
_____ Profile / _____ Condition	_____ %	_____ "	[ ] Ground Water [ ] Restrictive Layer [ ] Bedrock [ ] Pit Depth

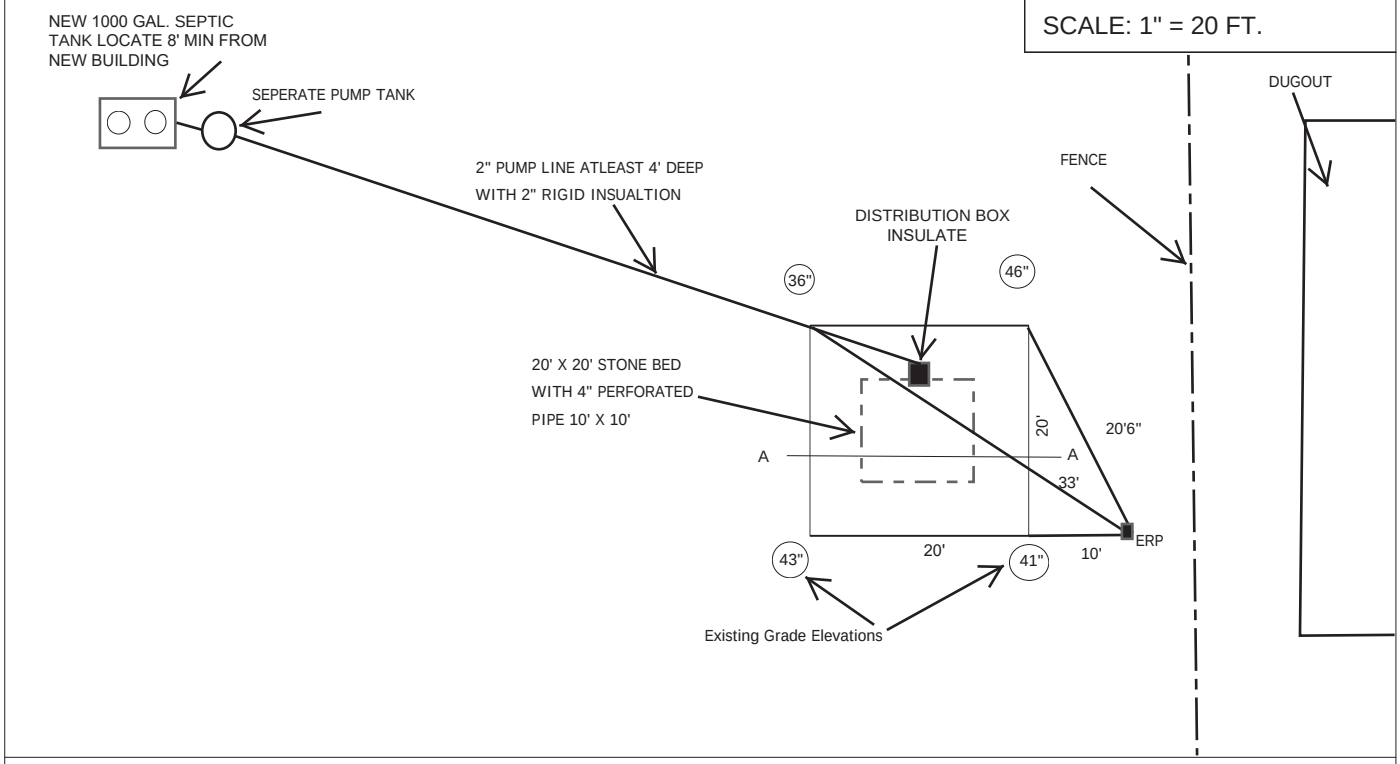
Nicholas Adams — Site Evaluator Signature
432 — SE #
11/22/2022 — Date

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION	Maine Dept.Health & Human Services Division of Environmental Health (207) 287-5672 Fax: (207) 287-3165

Town, City, Plantation	Street, Road, Subdivision	Owner's Name
POLAND	1505 MAINE ST	MAC'S DOCK'S

SUBSURFACE WASTEWATER DISPOSAL PLAN

SCALE: 1" = 20 FT.



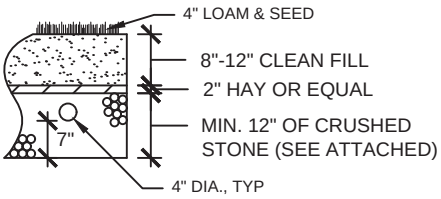
FILL REQUIREMENTS		CONSTRUCTION ELEVATIONS		ELEVATION REFERENCE POINT	
Depth of Fill (Upslope)	0"	Finished Grade Elevation	47"	Location & Description:	GRADE STAKE 36" AFG
Depth of Fill (Downslope)	0"	Top of Distribution Pipe or Proprietary Device	59"	Reference Elevation:	0"
		Bottom of Disposal Area	70"		

DISPOSAL AREA CROSS SECTION

Scale

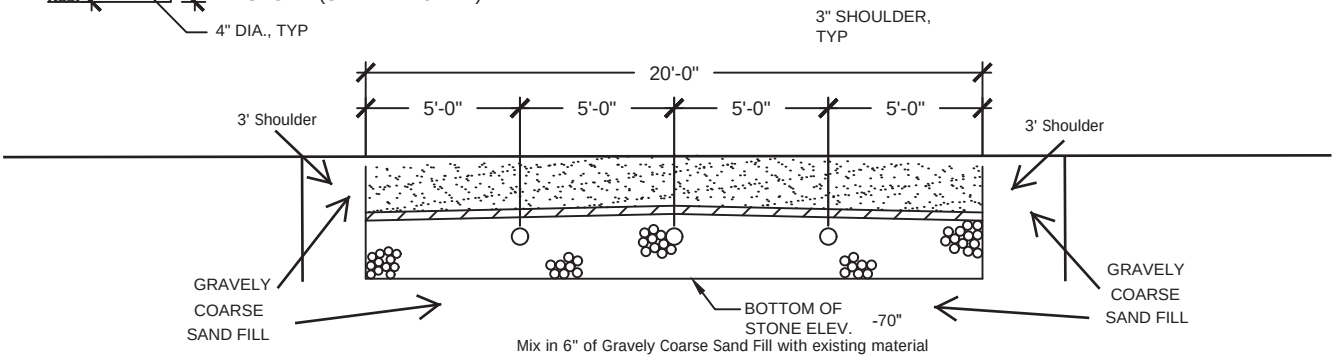
Horizontal 1" = 5 ft.

Vertical 1" = 3 ft.



STONE BED CROSS SECTION

24" SEPARATION USED IN DESIGN
CROSS SECTION A-A



Nicholas Adams	432	11/22/2022
Site Evaluator Signature	SE #	Date

Pineland
Cumberland Hall
41 Campus Drive, Suite 101
New Gloucester, ME 04260

Portland
565 Congress Street, Suite 201
Portland, ME 04101

1505 Maine Street
POLAND, MAINE

STORMWATER MANAGEMENT REPORT

PREPARED FOR:

JONATHAN MACLEAN
1026 BAKERSTOWN ROAD
POLAND, MAINE 04274

PREPARED BY:

TERRADYN CONSULTANTS LLC

February 28, 2023

Introduction

The following Stormwater Management Plan has been prepared for the proposed development at 1505 Maine Street in Poland.

Site Calculations

Total Property Area	2.15 Ac (+/-)
Total New Impervious Area	1.25 Ac
Landscaped Area	0.90 Ac
Total Developed Area	2.15 Ac

Existing Project Site

The project site is approximately 2.15 acres in size and is depicted on the Town of Poland Assessor's Map as lot 7 on map 15. The site drains into the existing Maine DOT infrastructure which ultimately drains to the Waterhouse Brook before discharging into the Little Androscoggin River.

The development area is not located within an area of flood hazard, according to the Federal Insurance Rate Map 23001C0283E.

The following existing conditions figures are provided in Appendix 1:

Figure 1	USGS Topographic Map
Figure 2	NRCS Medium Intensity Soil Survey
Figure 3	Federal Insurance Rate Map

Proposed Project

The proposed project includes the construction of 3 buildings onsite with a gravel parking/staging area for the sale and fabrication of dock products. The stormwater runoff generated onsite is proposed to be treated by a large gravel wetland.

Applicable Design Standards

The project will disturb more than one acre of land area and requires a stormwater permit pursuant to the Stormwater Management Law 38 M.R.S §420-D. The project must meet the following standards of Chapter 500:

> Basic Standards: These standards include erosion and sediment control, inspection and maintenance, and housekeeping requirements.

Basic Standards

A site specific Erosion & Sedimentation Control Plan has been developed for the project. Means and methods to control erosion and sedimentation during and after construction are detailed in the erosion control plan narrative and construction details, which are included directly on the project drawings for ease of reference during construction.

Requirements for inspection and maintenance of the stormwater management system are provided in the stormwater management system inspection and maintenance plan located in Appendix 2

Housekeeping requirements are included in the Erosion & Sediment Control Narrative located on the project drawings.

General Standards

The General Standard requires that a project's stormwater management system includes measures that will provide pollutant removal from runoff and mitigate for the increased frequency of channels erosive flows due to runoff from smaller storms and potential temperature impacts.

Best Management Practices (BMPs) will be implemented to reduce the impacts of site development on downstream water quality. BMP sizing calculations are attached to this report.

Water Quality (BMP Standard)

The water quality requirements will be met by a large gravel wetland.

Project Developed area: The project will result in the creation of approximately 1.26 Ac of new impervious area. The proposed BMPs will result in the treatment of approximately 99% of the new impervious area.

Percentage of Treatment of the Impervious Area =99% (95% req'd)

Project Developed Area: The project will result in the creation of approximately 2.15 AC of developed area. The proposed BMPs will result in the treatment of approximately 99% of the area.

Percentage of Treatment of the Developed Area =99% (80% required)

Housekeeping and Maintenance & Inspection guidelines are attached to this report.

Stormwater Quantity Control

The level spreaders & buffers implemented to provide stormwater treatment will also provide stormwater quantity control to reduce the impact of peak rates of runoff leaving the site. A hydrologic analysis of pre-development and post-development conditions was conducted based upon the methodology contained in the USDA Soil Conservation Service's Technical Releases No. 22 and 55 (SCS TR-20 and TR-55). For Androscoggin County, Maine a 24-hour SCS Type III Storm distribution was used for the analysis using the following storm frequencies and rainfall amounts, per Maine DEP Chapter 500:

Storm Event	24-Hour Rainfall
2–Year Storm	3.0 inches
10–Year Storm	4.3 inches
25–Year Storm	5.4 inches

Runoff curve numbers, time of concentration, and travel time data were established based on methods outlined in the USDA TR-55 manual.

A minimum time of concentration of 6 minutes was used in the models. A maximum sheet flow distance of 150 linear feet was used in the models.

Pre-Development Conditions

The pre-development HydroCAD model includes three (1) subcatchments and study points:

Study Point SP1 – Located at the northern corner of the property at the intersection of Rt. 11 and Rt. 26.

A Pre-Development Watershed Map, showing sub-watershed boundaries, time of concentration flow paths, and Study Points is provided in Appendix 4. The Pre-development HydroCAD model is attached in Appendix 5.

Existing condition peak rates of runoff at the Study Points are as follows:

Pre-Development Peak Rates of Runoff (cfs)			
	2-Year	10-Year	25-Year
SP1	0.0	0.4	1.3

The pre-development peak rates of runoff are a baseline used for comparison to the post-development condition.

Post-Development Conditions

The proposed post-development HydroCAD model includes twelve (2) subcatchments and (1) study point. The study point remain the same from the pre-development model. A Post-development Watershed Map showing sub-watershed boundaries, time of concentration flow paths, and Study Points is provided in Appendix 4. The Post-development HydroCAD model is attached in Appendix 6.

Proposed condition peak rates of runoff at the Study Points are as follows:

Post-Development Peak Rates of Runoff (cfs)			
	2-Year	**10-Year**	**25-Year**
SP1	0.0	0.2	1.2

Stormwater Analysis

The results of the pre-development and post-development models were analyzed at the defined Study Points described above. The direct comparison of the pre-development and post-development conditions at the Study Points are as follows:

Peak Runoff Flow Rates Comparison		
Storm Event	**Pre-Development (cfs)**	**Post-Development (cfs)**
	Study Point SP1	
2-Year	0.0	0.0
10-Year	0.4	0.2
25-Year	1.3	1.2

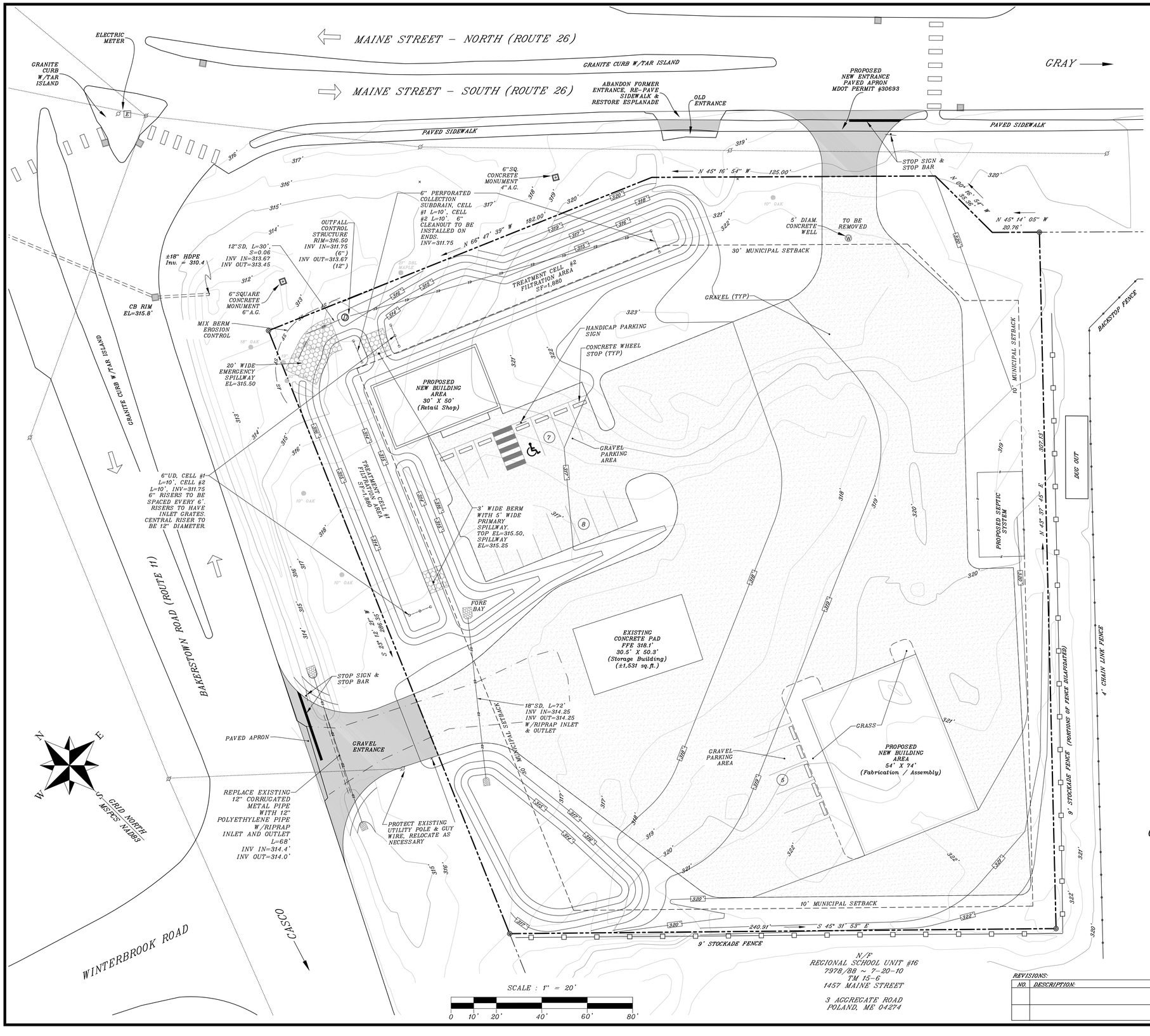
The peak rates at each of the study points will remain the same or decrease. There will be no increased runoff generated from the proposed development.

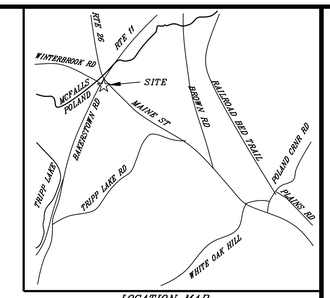
Summary

Based upon the results of this evaluation, the proposed stormwater design is not expected to cause flooding, erosion, or other significant adverse effects downstream of the site.

Appendices

1 – Existing Conditions Figures
2 – Stormwater Infrastructure Inspection & Maintenance Manual
3 – BMP Design Calculations
4 – Watershed Maps
5 – Pre-Development HydroCAD Model
6 – Post-Development HydroCAD Model





-- LOCATION MAP --
- NOT TO SCALE -

LEGEND

- PROPERTY LINES
- RIGHT OF WAY/ABUTTING LOT LINES
- SETBACKS (FRONT 30', SIDE & REAR 10')
- ### CONTOURS (NAVD88 VERTICAL DATUM)
- ### PROPOSED CONTOURS
- 5/8" CAPPED REBAR #2208 SET 7-13-2022
- IRON PIN FOUND
- UTILITY POLE
- CATCH BASIN

NOTES:

1. BEARINGS ARE REFERENCED TO GRID NORTH, MAINE STATE PLANE COORDINATE SYSTEM WEST ZONE NAD83 (2011)
2. DEED REFERENCES ARE MADE TO THE ANDROSCOGGIN COUNTY REGISTRY OF DEEDS
3. THE PARCEL IS LOCATED IN THE DOWNTOWN VILLAGE ZONING DISTRICT.
   MINIMUM LOT SIZE: 20,000 SQ. FT.
   MINIMUM ROAD FRONTAGE: 100 FEET
   MAXIMUM IMPERVIOUS: 75%
   MINIMUM PRINCIPAL & ACCESSORY STRUCTURES SETBACKS
   FRONT: 30 FEET
   REAR: 10 FEET
   SIDE: 10 FEET
4. THIS PROPERTY IS LOCATED IN THE AQUIFER PROTECTION OVERLAY 1 DISTRICT.
5. THE PARCEL IS NOT LOCATED WITHIN A 100-YEAR FLOOD HAZARD AREA AS SHOWN ON THE F.E.M.A. FLOOD INSURANCE RATE MAP COMMUNITY PANEL 23001C0283E, EFFECTIVE DATE 7-8-2013.
6. CONTOURS BASED ON TOPOGRAPHIC SURVEY PERFORMED IN JULY 2022 BY DAVIS LAND SURVEYING. VERTICAL DATUM REFERENCED TO NAVD88.
7. SITE IMPROVEMENTS BASED ON ENGINEERING BY TERRADYN CONSULTANTS, LLC. SEE PLAN SET OF SITE IMPROVEMENTS – 1505 MAINE STREET, POLAND, MAINE PREPARED FOR JEM PROPERTY MANAGEMENT, LLC PREPARED BY TERRADYN CONSULTANTS, LLC DATED 3/2/2023.
8. SITE WILL BE SERVICED WITH PUBLIC WATER.
9. SITE WILL BE SERVICED WITH PRIVATE SUB-SURFACE WASTEWATER TREATMENT SYSTEM.
10. PHASING PLAN: CLIENT WISHES TO PHASE PROJECT

    PHASE I: CONSTRUCT 30.5' X 50.3 STORAGE BUILDING, BEGIN SITE IMPROVEMENTS PER DESIGN, PLACE SIGNAGE, DISPLAY DOCK SECTIONS FOR RETAIL.

    PHASE II: CONSTRUCT RETAIL SHOP, SEPTIC SYSTEM, HOOK UP WATER, POSSIBLY 54' X 74' FABRICATE/ASSEMBLY BUILDING.

    PHASE III: IF NECESSARY, CONSTRUCT FABRICATE/ASSEMBLY BUILDING 54' X 74', FINISH UP ALL FINAL GRADING PER DESIGN.

REFERENCES:

1. MAINE STATE HIGHWAY COMMISSION, RIGHT OF WAY MAP, STATE HIGHWAY "135" & "16", POLAND-MECHANIC FALLS, FEDERAL AID PROJECT NO. S-0135(4), DATED FEBRUARY, 1966, S.H.C FILE NO. 1-83. ANDROSCOGGIN COUNTY VOL 2, PAGE 146 AND VOL. 5, PAGE 73.
2. STANDARD BOUNDARY SURVEY, PLAN OF PROPERTY AT FIVE CORNERS, STATE ROUTES 11 AND 26, POLAND, MAINE MADE FOR JOSEPH F. CIMINO BY JKL LAND SURVEYING DATED MARCH 30, 1996.

OWNER OF RECORD:

JEM PROPERTY MANAGEMENT, LLC
1026 BAKERSTOWN ROAD
POLAND, MAINE 04274

TAX MAP 15, LOT 7
BOOK 11069, PAGE 84
MARCH 31, 2022

AREA:

93,603.6 SQ. FT.
2.2 ACRES

REVISIONS:

NO.	DESCRIPTION:	DATE:

RECORDING INFORMATION:

STATE OF MAINE, ANDROSCOGGIN, ss
REGISTRY OF DEEDS

RECEIVED _____ 20__
AT__HR __MIN. _M. AND RECORDED
IN PLAN BOOK ____, PAGE ____

ATTEST: _____
REGISTER

CERTIFICATION:

I, DAVID A. STILHART OF DAVIS LAND SURVEYING, LLC, HAVE ZERO OWNERSHIP AND PROVIDED TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, ACCURATE RESULTS SHOWN HERE REPRESENT THE LICENSEE'S RESPONSIBILITY TO THE PUBLIC AS REQUIRED UNDER THE STANDARDS OF PRACTICE AS ADOPTED BY THE BOARD OF PROFESSIONAL LAND SURVEYORS (M.R.S.A. TITLE 32, CHAPTER 121 DATED APRIL 2001).

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

PLAN PREPARED BY: S.A.B. & D.H.S.
PLAN CHECKED BY: S.A.B. THIS PLAN IS NOT VALID UNLESS EMBOSSED LIGHTS

STATE OF MAINE DAVID A. STILHART 2208 PROFESSIONAL LAND SURVEYOR

DAVIS LAND SURVEYING, LLC
990 MINOT AVENUE
AUBURN, MAINE 04210
OFFICE: (207) 345-8991 ~ (207) 782-9605 ~ CELL (207) 240-9849
EMAIL: stuart@davislandsurveying.net
WEBSITE: www.davislandsurveying.net

APRIL 11, 2023

--- SITE PLAN ---

PROPOSED DEVELOPMENT

1505 BAKERSTOWN ROAD
POLAND, MAINE

JEM PROPERTY MANAGEMENT, LLC
1026 BAKERSTOWN ROAD
POLAND, MAINE 04274

JOB NO.: 22-028
FILE NO.: 569

SITE IMPROVEMENTS - 1505 MAINE STREET

MAINE STREET, POLAND, MAINE

PREPARED BY:

CIVIL ENGINEER:
TERRADYN CONSULTANTS, LLC
41 CAMPUS DR. SUITE 101
NEW GLOUCESTER, MAINE 04260
(207)926-5111

SURVEYOR:
DAVIS LAND SURVEYING, LLC.
990 MINOT AVENUE
AUBURN, MAINE 04210
(207)345-9991

APPLICANT/OWNER:

JONATHAN MACLEAN
1026 BAKERSTOWN ROAD
POLAND, MAINE 04274

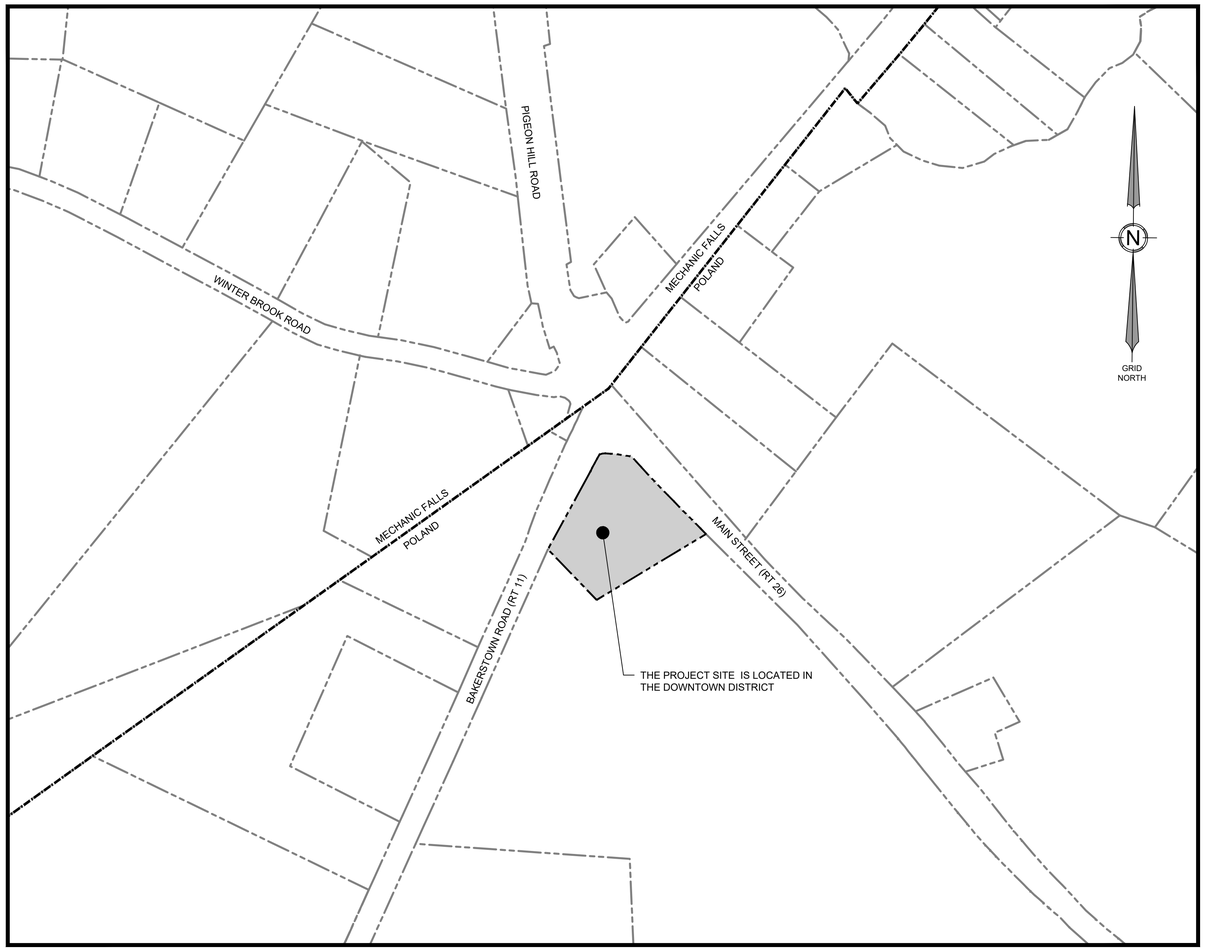
PROJECT PARCEL SITE

TOWN OF POLAND TAX ASSESSOR'S MAP & LOT NUMBERS

MAP 15 LOT 7

APPROVED: TOWN OF POLAND
PLANNING BOARD

DATE



LOCATION MAP
1" = 200'

SHEET INDEX

C-0.0	COVER SHEET & LOCATION MAP
S-1.0	BOUNDARY SURVEY
C-1.0	SITE LAYOUT
C-2.0	GRADING & UTILITY PLAN
C-2.1	GRAVEL WETLAND DETAILS
C-3.0	EROSION CONTROL DETAILS
C-3.1	SITE DETAILS & NOTES

LEGEND

- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- PROPOSED SETBACK LINE
- EXISTING SETBACK LINE
- EXISTING EASEMENT
- PROPOSED EASEMENT
- ROAD CENTERLINE
- 124 EXISTING MINOR CONTOUR
- 124 EXISTING MAJOR CONTOUR
- 124 PROPOSED CONTOUR
- SD EXISTING STORMDRAIN
- SD PROPOSED STORMDRAIN
- OHE EXISTING OVERHEAD ELECTRIC & TELEPHONE
- OHE PROPOSED OVERHEAD ELECTRIC & TELEPHONE
- UGE EXISTING UNDERGROUND ELECTRIC & TELEPHONE
- UGE PROPOSED UNDERGROUND ELECTRIC & TELEPHONE
- EXISTING EDGE OF PAVEMENT
- PROPOSED EDGE OF PAVEMENT
- EXISTING EDGE OF GRAVEL
- PROPOSED EDGE OF GRAVEL
- EXISTING TREE LINE
- PROPOSED TREE LINE
- CHAIN LINK FENCE
- PROPOSED FENCE
- EXISTING GUARDRAIL
- PROPOSED GUARDRAIL
- MB MIX BERM
- PROPOSED TRANSFORMER
- PROPOSED LIGHT POLE
- EXISTING UTILITY POLE
- PROPOSED UTILITY POLE
- PROPOSED CATCH BASIN
- 30.20 EXISTING SPOT GRADE
- 30.20 PROPOSED SPOT GRADE
- EXISTING SIGN
- PROPOSED SIGN
- TP-A TEST PIT
- EXISTING BUILDING
- PROPOSED BUILDING
- PROPOSED PAVEMENT
- PROPOSED GRAVEL
- RIPRAP

STATE OF MAINE
CRAIG M. SWEET
No. 15060
LICENSED
PROFESSIONAL ENGINEER

DATE: 3/2/2023
P.E.: CRAIG M. SWEET

NO.	DATE	REVISIONS	APP'D BY

TERRADYN CONSULTANTS, LLC
41 CAMPUS DRIVE
SUITE 101
NEW GLOUCESTER, ME 04260
565 CONGRESS STREET
SUITE 201
PORTLAND, ME 04102
OFFICE: (207) 926-5111 FAX: (207) 221-1317
www.terradynconsultants.com

Civil Engineering | Land Planning | Stormwater Design | Environmental Permitting

PERMIT DRAWING
NOT FOR CONSTRUCTION

PROJECT:
1505 MAINE STREET
1505 MAINE STREET, POLAND, MAINE

SHEET TITLE:
COVER/LOCATION MAP

CLIENT:
JONATHAN MACLEAN
1026 BAKERSTOWN ROAD
POLAND, MAINE 04274

DATE:	3/2/2023
SCALE:	AS NOTED
DESIGNED:	
JOB NO:	22-138
SHEET	C-0.0

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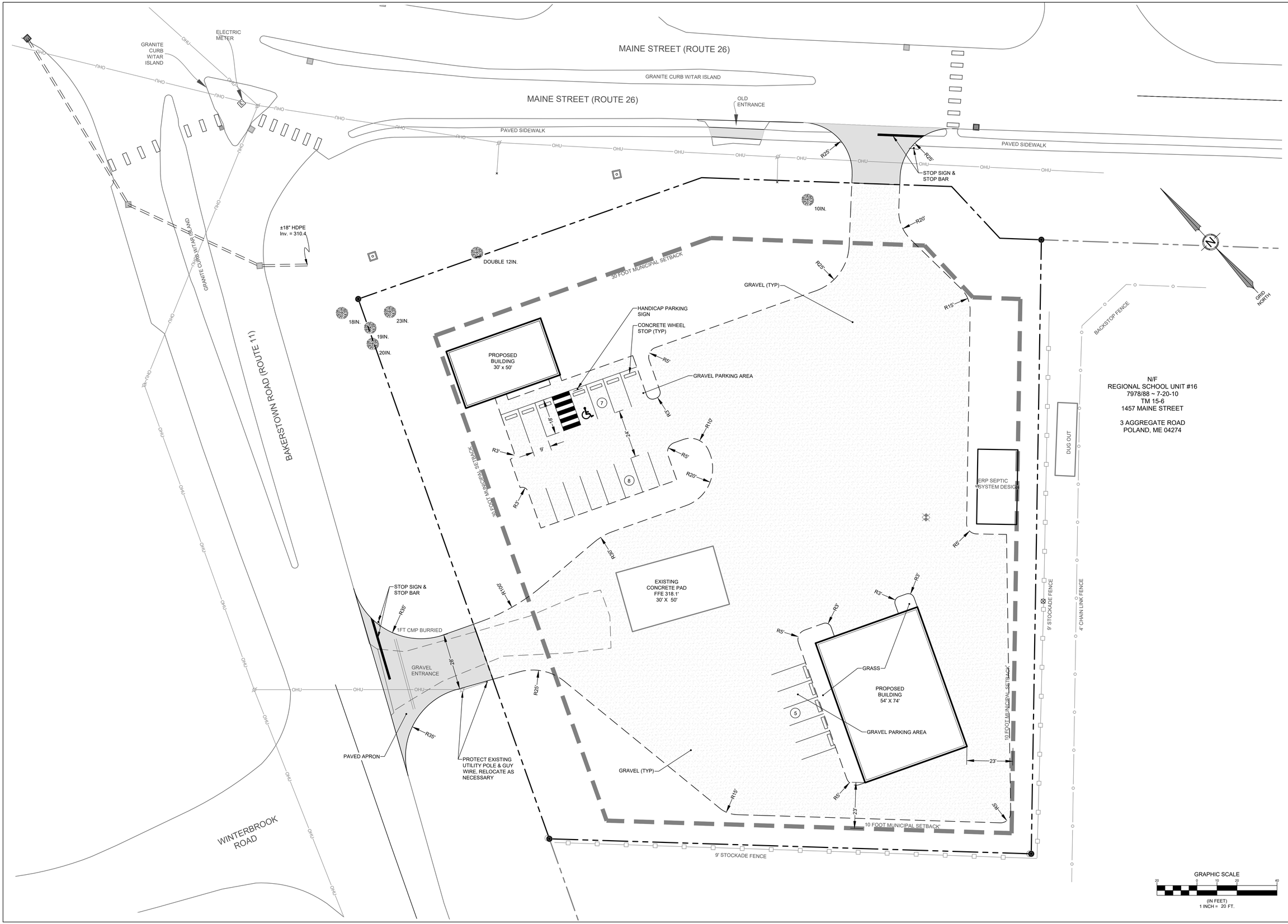

GRAPHIC SCALE

20 0 10 20 40

(IN FEET)
1 INCH = 20 FT.

STATE OF MAINE
CRAIG M. SWEET
No. 15060
LICENSED
PROFESSIONAL ENGINEER

DATE: 3/2/2023
P.E.: CRAIG M. SWEET

NO.	DATE	REVISIONS	APP'D BY

TERRADYN CONSULTANTS, LLC
41 CAMPUS DRIVE SUITE 301 NEW GLOUCESTER, ME 04260
565 CONGRESS STREET SUITE 201 PORTLAND, ME 04102
OFFICE: (207) 926-5111 FAX: (207) 221-1317
www.terradynconsultants.com
Civil Engineering | Land Planning | Stormwater Design | Environmental Permitting

PERMIT DRAWING
NOT FOR CONSTRUCTION

PROJECT:
1505 MAINE STREET
1505 MAINE STREET, POLAND, MAINE

SHEET TITLE:
SITE LAYOUT PLAN

CLIENT:
JONATHAN MACLEAN
1026 BAKERSTOWN ROAD
POLAND, MAINE 04274

DATE:	9/9/2023
SCALE:	1"=20'
DESIGNED:	
JOB NO:	22-138
SHEET	C-1.0

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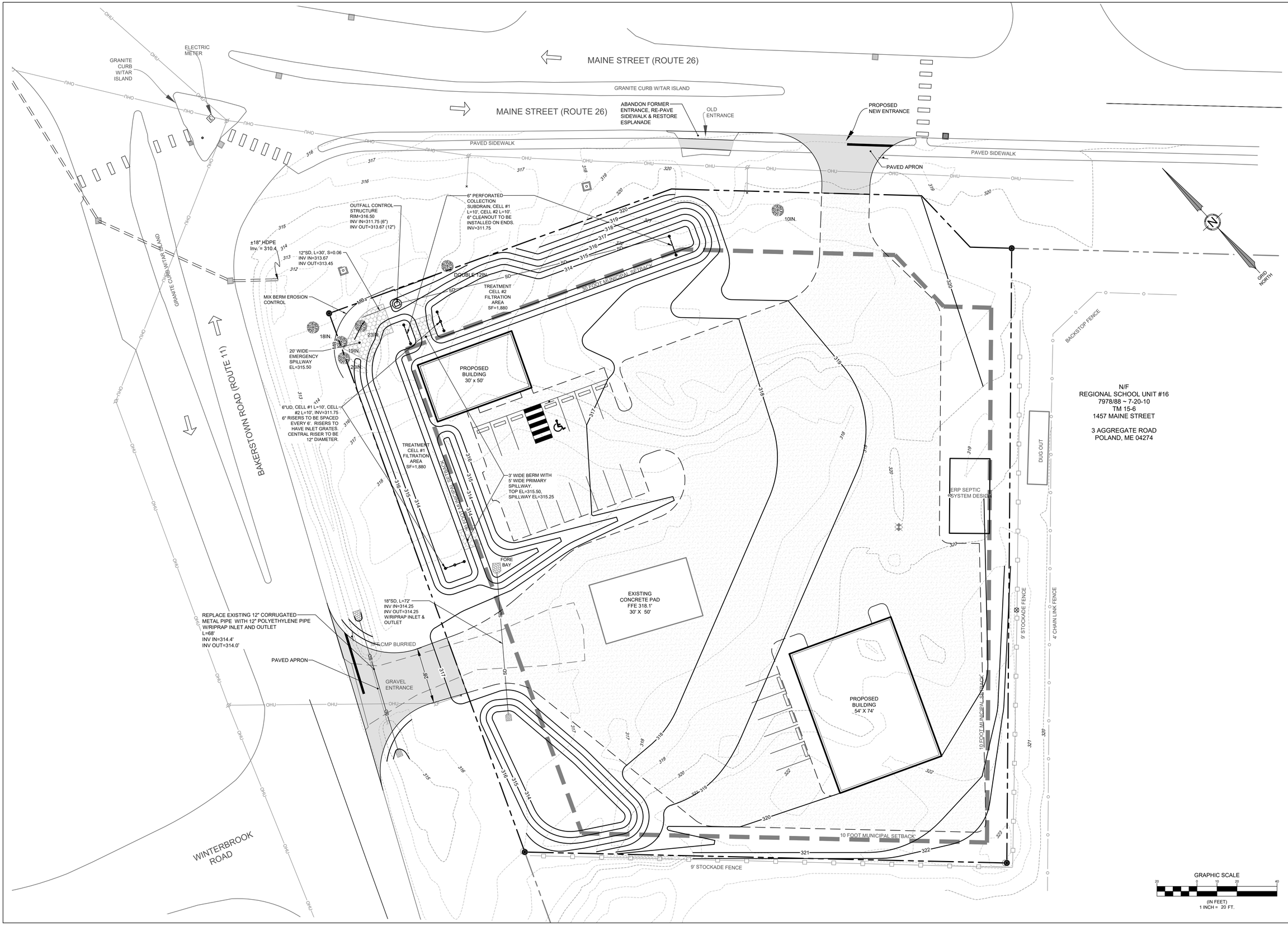

GRAPHIC SCALE
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(IN FEET)
1 INCH = 20 FT.

STATE OF MAINE
CRAIG M. SWEET
No. 15060
LICENSED
PROFESSIONAL ENGINEER

DATE: 3/2/2023
P.E.: CRAIG M. SWEET

NO.	DATE	REVISIONS	APP'D BY

TERRADYN CONSULTANTS, LLC
41 CAMPUS DRIVE SUITE 301 NEW GLOUCESTER, ME 04260
565 CONGRESS STREET SUITE 201 PORTLAND, ME 04102
OFFICE: (207) 926-5111 FAX: (207) 221-1317
www.terradynconsultants.com
Civil Engineering | Land Planning | Stormwater Design | Environmental Permitting

PERMIT DRAWING
NOT FOR CONSTRUCTION

PROJECT:
1505 MAINE STREET
1505 MAINE STREET, POLAND, MAINE

SHEET TITLE:
GRADING PLAN

CLIENT:
JONATHAN MACLEAN
1026 BAKERSTOWN ROAD
POLAND, MAINE 04274

DATE:	9/9/2023
SCALE:	1"=20'
DESIGNED:	
JOB NO:	22-138
SHEET	C-2.0

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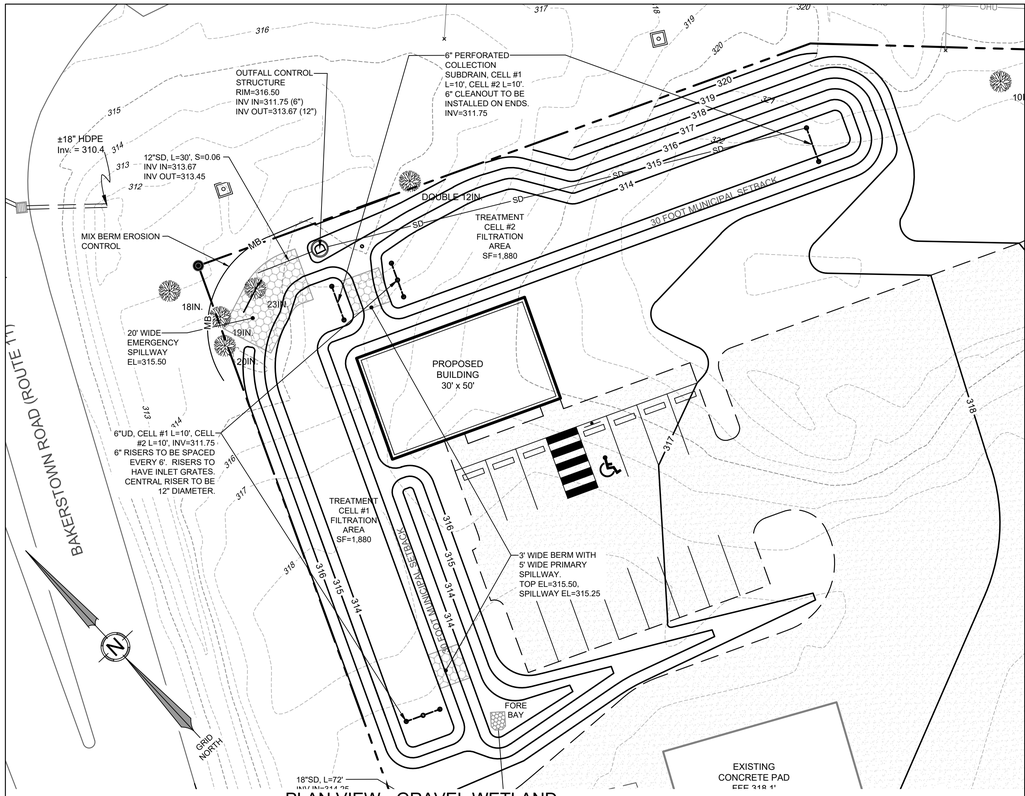
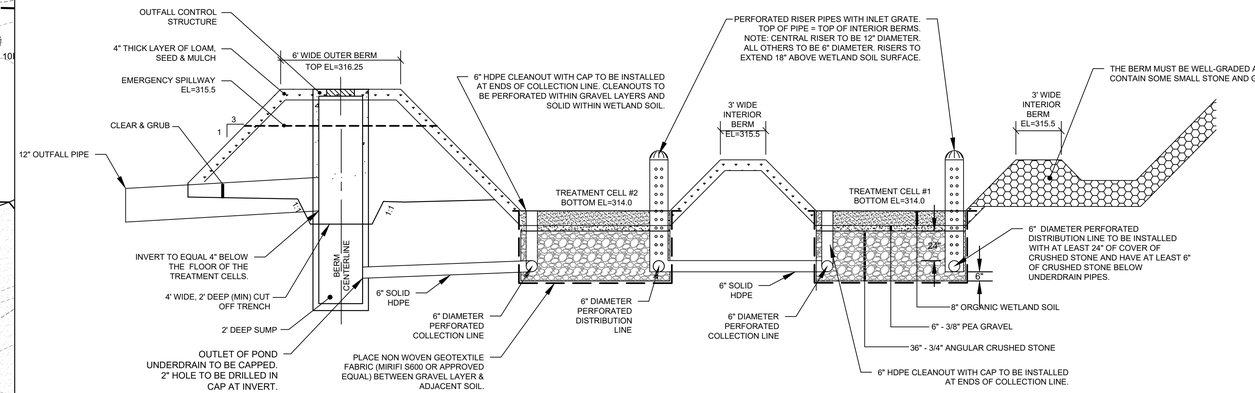


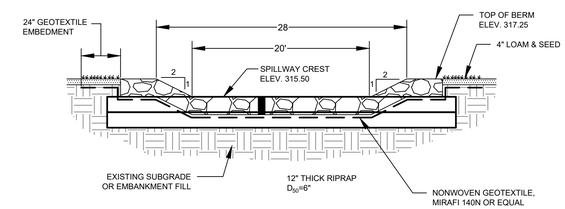
PLAN VIEW - GRAVEL WETLAND

SCALE: 1"=20'



CROSS SECTION VIEW - GRAVEL WETLAND

NOT TO SCALE



EMERGENCY SPILLWAY CROSS SECTION

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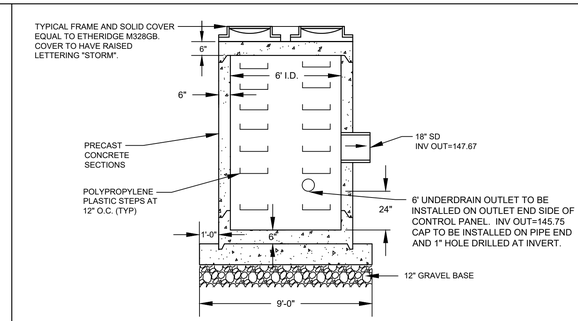
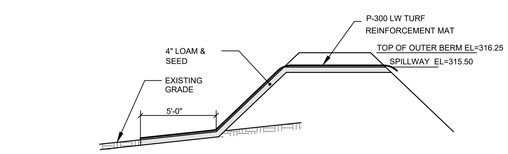


SIDE VIEW OF STRUCTURE



SPILLWAY EMBANKMENT SECTION

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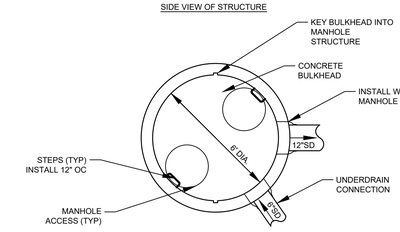
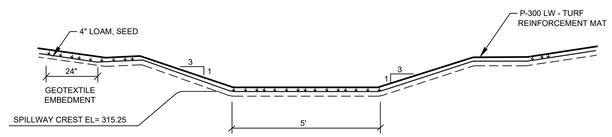
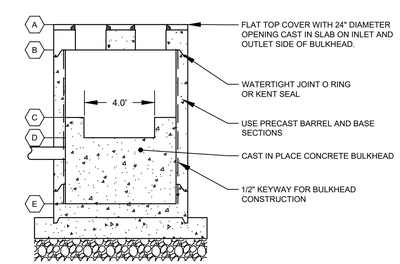


TOP VIEW OF STRUCTURE



INTERNAL BERM SPILLWAY CROSS-SECTIONS

NOT TO SCALE



SIDE VIEW & WEIR WALL

NOTES:
1. SUBMIT SHOP DRAWINGS FOR OWNER/ ENGINEER APPROVAL.
2. STRUCTURE SHALL BE DESIGNED FOR H-20 LOADING.
3. CASTINGS SHALL PROVIDE FOR A 24" CLEAR OPENING.

SCHEDULE A
OUTLET CONTROL STRUCTURE

ITEM DESCRIPTION		DIMENSION / ELEVATION
A.	TOP OF STRUCTURE	151.50
B.	UNDERSIDE OF SLAB	151.00
C.	TOP OF CONCRETE BULKHEAD	148.55
D.	BOTTOM OF WEIR SLOT	148.30
E.	BOTTOM OF STRUCTURE	142.3

OUTLET CONTROL STRUCTURE (OCS)

NOT TO SCALE

GRAVEL WETLAND INSTALLATION NOTES:

1. THE MINIMUM SPACING BETWEEN THE SUBSURFACE PERFORATED DISTRIBUTION LINE AND THE SUBSURFACE PERFORATED COLLECTION DRAIN AT EITHER END OF THE GRAVEL IN EACH TREATMENT CELL IS 15 FT.

2. THERE SHOULD BE A MINIMUM HORIZONTAL TRAVEL DISTANCE OF 15 FT WITHIN THE GRAVEL LAYER IN EACH CELL.

3. VERTICAL PERFORATED OR SLOTTED RISER PIPES DELIVER WATER FROM THE SURFACE DOWN TO THE SUBSURFACE, PERFORATED OR SLOTTED DISTRIBUTION LINES. THESE RISERS SHALL HAVE A MAXIMUM SPACING OF 10 FEET.

4. SLOTTED VERTICAL RISERS SHALL HAVE A MINIMUM DIAMETER OF 12" FOR THE CENTRAL RISER AND 6" FOR END RISERS. THE VERTICAL RISERS SHALL NOT BE CAPPED, BUT RATHER COVERED WITH AN INLET GRATE.

5. VERTICAL CLEANOUTS CONNECTED TO THE DISTRIBUTION AND COLLECTION SUBDRAINS, AT EACH END, SHALL BE PERFORATED OR SLOTTED ONLY WITHIN THE GRAVEL LAYER, AND SOLID WITHIN THE WETLAND SOIL AND STORAGE AREA ABOVE.

6. TREATMENT CELL FLOOR TO BE GRADED FLAT.

7. BERMS AND WEIRS SEPARATING THE FOREBAY AND TREATMENT CELLS SHOULD BE CONSTRUCTED WITH CLAY, OR NON-CONDUCTIVE SOILS, AND/OR A FINE GEOTEXTILE, OR SOME COMBINATION THEREOF, TO AVOID WATER SEEPAGE AND SOIL PIPING THROUGH THESE EARTHEN DIVIDERS.

8. THE SYSTEM SHOULD BE PLANTED TO ACHIEVE A RIGOROUS ROOT MAT WITH GRASSES, FORBS, AND SHRUBS WITH OBLIGATE AND FACULTATIVE WETLAND SPECIES.

9. WHEN THE POND IS TO BE PLANTED TO A CREATED WETLAND MUST BE COMPLETELY STABLE BEFORE RUNOFF IS DIRECTED TO THE BASIN TO PREVENT SEDIMENTATION OF THE DRAINAGE LAYER; OR ALL RUNOFF SHOULD BE RE-DIRECTED UNTIL CONSTRUCTION IS FINALIZED. THE VEGETATION WITHIN THE STRUCTURE IS EQUALLY IMPORTANT AND MUST BE WELL ESTABLISHED BEFORE IT CAN ACCEPT ANY RUNOFF.

10. GRAVEL WETLAND STORMWATER AREA TO BE SEEDED WITH "NEW ENGLAND WETMIX" AS DISTRIBUTED BY NEW ENGLAND WETLAND PLANTS, INC., 820 WEST STREET, AMHERST, MA 01002, PHONE 413-548-8000, EMAIL INFO@NEWP.COM, OR APPROVED EQUIVALENT. APPLY AT A RATE OF 1 LB/2,500 SF.

11. THE SEEDS WILL NOT GERMINATE UNDER INUNDATED CONDITIONS. IF PLANTED DURING THE FALL MONTHS THE SEED MIX WILL GERMINATE THE FOLLOWING SPRING. DURING THE FIRST SEASON OF GROWTH SEVERAL SPECIES WILL PRODUCE SEEDS WHILE OTHER SPECIES WILL PRODUCE SEEDS AFTER THE SECOND GROWING SEASON. NOT ALL SPECIES WILL GROW IN ALL WETLAND SITUATIONS. THIS MIX IS COMPRISED OF THE WETLAND SPECIES MOST LIKELY TO GROW IN CREATED/RESTORED WETLANDS AND SHOULD PRODUCE MORE THAN 75% GROUND COVER IN TWO FULL GROWING SEASONS.

12. THE WETLAND SEEDS IN THIS MIX CAN BE SOWN BY HAND, WITH A HAND-HELD SPREADER, OR HYDRO-SEEDED ON LARGE OR HARD TO REACH SITES. LIGHTLY RAKE TO ENSURE GOOD SEED-TO-SOIL CONTACT. SEEDING CAN TAKE PLACE ON FROZEN SOIL, AS THE FREEZING AND THAWING WEATHER OF LATE FALL AND LATE WINTER WILL WORK THE SEED INTO THE SOIL. IF SPRING CONDITIONS ARE DRIER THAN USUAL, WATERING MAY BE REQUIRED. IF SOWING DURING THE SUMMER MONTHS, SUPPLEMENTAL WATERING WILL LIKELY BE REQUIRED UNTIL GERMINATION. A LIGHT MULCH OF CLEAN, WEED FREE STRAW IS RECOMMENDED.

13. THE POND CONSTRUCTION SHOULD BE ONLY CONSTRUCTED UNDER THE SUPERVISION OF THE DESIGN ENGINEER.

POND CONSTRUCTION NOTES:
1. CONTRACTOR SHALL REMOVE ALL TOPSOIL AND ORGANIC MATERIAL FROM EMBANKMENT AND POND CONSTRUCTION AREA.
2. SCARIFY SUBGRADE TO ESTABLISH INTERFACE FOR ALL FILLS.
3. CONSTRUCTION MATERIAL SHALL MEET M.D.O.T. SPEC 703.18
4. COMPACT IN 12" LIFTS TO 92% OF MAXIMUM DRY DENSITY.
5. INSTALL RIPRAP AND EROSION CONTROL MESH WHERE SPECIFIED.
6. LOAM, SEED & STABILIZE IN ACCORDANCE WITH SEDIMENTATION AND EROSION CONTROL PLAN & NOTES.

CONSTRUCTION INSPECTION NOTES:
INSPECTION BY A PROFESSIONAL ENGINEER WILL CONSIST OF WEEKLY VISITS TO THE SITE TO INSPECT THE INSTALLATION OF EACH POND'S EMBANKMENT CONSTRUCTION, STORMWATER INLET, UNDERDRAINS, FILTER MATERIAL MAKEUP AND PLACEMENT, OUTLET CONTROL STRUCTURE, CLAY LINER (IF APPLICABLE), AND EMERGENCY SPILLWAY CONSTRUCTION FROM INITIAL GROUND DISTURBANCE TO FINAL STABILIZATION OF THE POND. AN INSPECTION OF THE UNDERDRAINED GRAVEL OUTLET SHALL ALSO BE PERFORMED ONE YEAR AFTER THE FINAL STABILIZATION OF THE POND.

ORGANIC WETLAND SOIL MIXTURE:
THE WETLAND SOIL SHOULD HAVE A LOW HYDRAULIC CONDUCTIVITY (0.1-0.01 FT/DAY). THIS SOIL CAN BE MANUFACTURED USING COMPOST, SAND AND FINE SOILS, INTO A BLEND WITH MORE THATN 15% ORGANIC MATTER. IT SHOULD CONTAIN MORE THAN 15% SILT (PASSING THE #200 SIEVE); BUT WITH A CLAY SIZE PORTION THAT IS LESS THAN 15%. DO NOT USE GEOTEXTILES BETWEEN THE HORIZONTAL LAYERS OF THIS SYSTEM AS THEY WILL CLOG DUE TO FINES AND MAY RESTRICT ROOT GROWTH.

WETLAND SOIL GRADATION

SIEVE SIZE	% PASSING BY WEIGHT
1/2 IN	100
NO. 10	75-90
NO. 100	40-50
NO. 200	25-50

EMBANKMENT CONSTRUCTION:
1. CONSTRUCTION OF COMMON BORROW MATERIAL MEETING M.D.O.T. SPECIFICATION 703.
2. PLACE BORROW MATERIAL IN 12" LIFTS COMPACTED TO 95% OF MAXIMUM DRY DENSITY.
3. INSTALL RIPRAP AND EROSION CONTROL MESH WHERE SPECIFIED ON PLANS
4. LOAM, SEED, AND STABILIZE IN ACCORDANCE WITH SEDIMENTATION AND EROSION CONTROL PLAN.

STATE OF MAINE
CRAIG M. SWEET
No. 15060
LICENSED
PROFESSIONAL ENGINEER

DATE: 3/2/2023
P.E.: CRAIG M. SWEET

NO.	DATE	REVISIONS	APP'D BY

TERRADYN CONSULTANTS, LLC
Civil Engineering | Land Planning | Stormwater Design | Environmental Permitting
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PERMIT DRAWING
NOT FOR CONSTRUCTION

PROJECT: 1505 MAINE STREET
1505 MAINE STREET, POLAND, MAINE

SHEET TITLE: GRAVEL WETLAND DETAILS

CLIENT: JONATHAN MACLEAN
1026 BAKERSTOWN ROAD
POLAND, MAINE 04274

DATE:	9/9/2023
SCALE:	1"=20'
DESIGNED:	
JOB NO:	22-138
SHEET	C-2.1

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EROSION AND SEDIMENT CONTROL PLAN

PRE-CONSTRUCTION PHASE
A PERSON WHO CONDUCTS, OR CAUSES TO BE CONDUCTED, AN ACTIVITY THAT INVOLVES FILLING, DISPLACING OR EXPOSING SOIL OR OTHER EARTHEN MATERIALS SHALL TAKE MEASURES TO PREVENT UNREASONABLE EROSION OF SOIL OR SEDIMENT BEYOND THE PROJECT SITE OR INTO A PROTECTED NATURAL RESOURCE AS DEFINED IN 38 MRSA § 480-B. EROSION CONTROL MEASURES MUST BE IN PLACE BEFORE THE ACTIVITY BEGINS. MEASURES MUST REMAIN IN PLACE AND FUNCTIONAL UNTIL THE SITE IS PERMANENTLY STABILIZED. ADEQUATE AND TIMELY TEMPORARY AND PERMANENT STABILIZATION MEASURES MUST BE TAKEN. THE SITE MUST BE MAINTAINED TO PREVENT UNREASONABLE EROSION AND SEDIMENTATION. MINIMIZE DISTURBED AREAS AND PROTECT NATURAL DOWNGRADIENT BUFFER AREAS TO THE EXTENT PRACTICABLE.

BMP CONSTRUCTION PHASE
A. SEDIMENT BARRIERS. PRIOR TO THE BEGINNING OF ANY CONSTRUCTION, PROPERLY INSTALL SEDIMENT BARRIERS AT THE EDGE OF ANY DOWNGRADIENT DISTURBED AREA AND ADJACENT TO ANY DRAINAGE CHANNELS WITHIN THE PROPOSED DISTURBED AREA. MAINTAIN THE SEDIMENT BARRIERS UNTIL THE DISTURBED AREA IS PERMANENTLY STABILIZED.

B. CONSTRUCTION ENTRANCE: PRIOR TO ANY CLEARING OR GRUBBING, A CONSTRUCTION ENTRANCE SHALL BE CONSTRUCTED AT THE INTERSECTION WITH THE PROPOSED ACCESS DRIVE AND THE EXISTING ROADWAY TO AVOID TRACKING OF MUD, DUST AND DEBRIS FROM THE SITE.

C. RIPRAP: SINCE RIPRAP IS USED WHERE EROSION POTENTIAL IS HIGH, CONSTRUCTION MUST BE SEQUENCED SO THAT THE RIPRAP IS PUT IN PLACE WITH THE MINIMUM DELAY. DISTURBANCE OF AREAS WHERE RIPRAP IS TO BE PLACED SHOULD BE UNDERTAKEN ONLY WHEN FINAL PREPARATION AND PLACEMENT OF THE RIPRAP CAN FOLLOW IMMEDIATELY BEHIND THE INITIAL DISTURBANCE. WHERE RIPRAP IS USED FOR OUTLET PROTECTION, THE RIPRAP SHOULD BE PLACED BEFORE OR IN CONJUNCTION WITH THE CONSTRUCTION OF THE PIPE OR CHANNEL SO THAT IT IS IN PLACE WHEN THE PIPE OR CHANNEL BEGINS TO OPERATE. MAINTAIN TEMPORARY RIPRAP, SUCH AS TEMPORARY CHECK DAMS UNTIL THE DISTURBED AREA IS PERMANENTLY STABILIZED.

D. TEMPORARY STABILIZATION. STABILIZE WITH TEMPORARY SEEDING, MULCH, OR OTHER NON-ERODABLE COVER ANY EXPOSED SOILS THAT WILL REMAIN UNWORKED FOR MORE THAN 14 DAYS EXCEPT, STABILIZE AREAS WITHIN 100 FEET OF A WETLAND OR WATERBODY WITHIN 7 DAYS OR PRIOR TO A PREDICTED STORM EVENT, WHICHEVER COMES FIRST. IF HAY OR STRAW MULCH IS USED, THE APPLICATION RATE MUST BE 2 BALES (70-90 POUNDS) PER 1000 SF OR 1.5 TO 2 TONS (90-100 BALES) PER ACRE TO COVER 75 TO 90% OF THE GROUND SURFACE. HAY MULCH MUST BE KEPT MOIST OR ANCHORED TO PREVENT WIND BLOWING. AN EROSION CONTROL BLANKET OR MAT SHALL BE USED AT THE BASE OF GRASSED WATERWAYS, STEEP SLOPES (15% OR GREATER) AND ON ANY DISTURBED SOIL WITHIN 100 FEET OF LAKES, STREAMS AND WETLANDS. GRADING SHALL BE PLANNED SO AS TO MINIMIZE THE LENGTH OF TIME BETWEEN INITIAL SOIL EXPOSURE AND FINAL GRADING. ON LARGE PROJECTS THIS SHOULD BE ACCOMPLISHED BY PHASING THE OPERATION AND COMPLETING THE FIRST PHASE UP TO FINAL GRADING AND SEEDING BEFORE STARTING THE SECOND PHASE, AND SO ON.

E. VEGETATED WATERWAY. UPON FINAL GRADING, THE DISTURBED AREAS SHALL BE IMMEDIATELY SEEDED TO PERMANENT VEGETATION AND MULCHED AND WILL NOT BE USED AS OUTLETS UNTIL A DENSE, VIGOROUS VEGETATIVE COVER HAS BEEN OBTAINED. ONCE SOIL IS EXPOSED FOR WATERWAY CONSTRUCTION, IT SHOULD BE IMMEDIATELY SHAPED, GRADED AND STABILIZED. VEGETATED WATERWAYS NEED TO BE STABILIZED EARLY DURING THE GROWING SEASON (PRIOR TO SEPTEMBER 15). IF FINAL SEEDING OF WATERWAYS IS DELAYED PAST SEPTEMBER 15, EMERGENCY PROVISIONS SUCH AS SOD OR RIPRAP MAY BE REQUIRED TO STABILIZE THE CHANNEL. WATERWAYS SHOULD BE FULLY STABILIZED PRIOR TO DIRECTING RUNOFF TO THEM.

PERMANENT STABILIZATION DEFINED
A. SEEDED AREAS. FOR SEEDED AREAS, PERMANENT STABILIZATION MEANS AN 90% COVER OF THE DISTURBED AREA WITH MATURE, HEALTHY PLANTS WITH NO EVIDENCE OF WASHING OR RILLING OF THE TOPSOIL.

B. SODDED AREAS. FOR SODDED AREAS, PERMANENT STABILIZATION MEANS THE COMPLETE BINDING OF THE SOD ROOTS INTO THE UNDERLYING SOIL WITH NO SLUMPING OF THE SOD OR DIE-OFF.

C. PERMANENT MULCH. FOR MULCHED AREAS, PERMANENT MULCHING MEANS TOTAL COVERAGE OF THE EXPOSED AREA WITH AN APPROVED MULCH MATERIAL. EROSION CONTROL MIX MAY BE USED AS MULCH FOR PERMANENT STABILIZATION ACCORDING TO THE APPROVED APPLICATION RATES AND LIMITATIONS.

D. RIPRAP. FOR AREAS STABILIZED WITH RIPRAP. PERMANENT STABILIZATION MEANS THAT SLOPES STABILIZED WITH RIPRAP HAVE AN APPROPRIATE BACKING OF A WELL-GRADED GRAVEL OR APPROVED GEOTEXTILE TO PREVENT SOIL MOVEMENT FROM BEHIND THE RIPRAP. STONE MUST BE SIZED APPROPRIATELY. IT IS RECOMMENDED THAT ANGULAR STONE BE USED.

E. AGRICULTURAL USE. FOR CONSTRUCTION PROJECTS ON LAND USED FOR AGRICULTURAL PURPOSES (E.G., PIPELINES ACROSS CROP LAND), PERMANENT STABILIZATION MAY BE ACCOMPLISHED BY RETURNING THE DISTURBED LAND TO AGRICULTURAL USE.

F. PAVED AREAS. FOR PAVED AREAS, PERMANENT STABILIZATION MEANS THE PLACEMENT OF THE COMPACTED GRAVEL SUBBASE IS COMPLETED.

G. DITCHES, CHANNELS, AND SWALES. FOR OPEN CHANNELS, PERMANENT STABILIZATION MEANS THE CHANNEL IS STABILIZED WITH MATURE VEGETATION AT LEAST THREE INCHES IN HEIGHT, WITH WELL-GRADED RIPRAP, OR WITH ANOTHER NON-EROSIVE LINING CAPABLE OF WITHSTANDING THE ANTICIPATED FLOW VELOCITIES AND FLOW DEPTHS WITHOUT RELIANCE ON CHECK DAMS TO SLOW FLOW. THERE MUST BE NO EVIDENCE OF SLUMPING OF THE LINING, UNDERCUTTING OF THE BANKS, OR DOWN-CUTTING OF THE CHANNEL.

GENERAL CONSTRUCTION PHASE
THE FOLLOWING EROSION CONTROL MEASURES SHALL BE FOLLOWED BY THE CONTRACTOR THROUGHOUT CONSTRUCTION OF THIS PROJECT:

A. ALL TOPSOIL SHALL BE COLLECTED, STOCKPILED, SEEDED WITH RYE AT 3 POUNDS/1,000 SF AND MULCHED, AND REUSED AS REQUIRED. SILT FENCING SHALL BE PLACED DOWN GRADIENT FROM THE STOCKPILED LOAM. STOCKPILE TO BE LOCATED BY DESIGNATION OF THE OWNER AND INSPECTING ENGINEER.

B. THE INSPECTING ENGINEER AT HIS/HER DISCRETION, MAY REQUIRE ADDITIONAL EROSION CONTROL MEASURES AND/OR SUPPLEMENTAL VEGETATIVE PROVISIONS TO MAINTAIN STABILITY OF EARTHWORKS AND FINISH GRADED AREAS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND INSTALLING ANY SUPPLEMENTAL MEASURES AS DIRECTED BY THE INSPECTING ENGINEER. FAILURE TO COMPLY WITH THE ENGINEER'S DIRECTIONS WILL RESULT IN DISCONTINUATION OF CONSTRUCTION ACTIVITIES.

C. EROSION CONTROL MESH SHALL BE APPLIED IN ACCORDANCE WITH THE PLANS OVER ALL FINISH SEEDED AREAS AS SPECIFIED ON THE DESIGN PLANS.

D. ALL GRADED OR DISTURBED AREAS INCLUDING SLOPES SHALL BE PROTECTED DURING CLEARING AND CONSTRUCTION IN ACCORDANCE WITH THE APPROVED EROSION AND SEDIMENT CONTROL PLAN UNTIL THEY ARE ADEQUATELY STABILIZED.

E. ALL EROSION, AND SEDIMENT CONTROL PRACTICES AND MEASURES SHALL BE CONSTRUCTED, APPLIED AND MAINTAINED IN ACCORDANCE WITH THE APPROVED EROSION AND SEDIMENT CONTROL PLAN.

F. AREAS TO BE FILLED SHALL BE CLEARED, GRUBBED AND STRIPPED OF TOPSOIL TO REMOVE TREES, VEGETATION, ROOTS OR OTHER OBJECTIONABLE MATERIALS.

G. AREAS SHALL BE SCARIFIED TO A MINIMUM DEPTH OF 3 INCHES PRIOR TO PLACEMENT OF TOPSOIL.

H. ALL FILLS SHALL BE COMPACTED AS REQUIRED TO REDUCE EROSION, SLIPPAGE, SETTLEMENT, SUBSIDENCE OR OTHER RELATED PROBLEMS. FILL INTENDED TO SUPPORT BUILDINGS, STRUCTURES AND CONDUITS, ETC., SHALL BE COMPACTED IN ACCORDANCE WITH LOCAL REQUIREMENTS OR CODES.

I. ALL FILLS SHALL BE PLACED AND COMPACTED IN LAYERS NOT TO EXCEED 8 INCHES IN THICKNESS.

J. EXCEPT FOR APPROVED LANDFILLS OR NON-STRUCTURAL FILLS, FILL MATERIAL SHALL BE FREE OF BRUSH, RUBBISH, ROCKS, LOGS, STUMPS, BUILDING DEBRIS AND OTHER OBJECTIONABLE MATERIALS THAT WOULD INTERFERE WITH OR PREVENT CONSTRUCTION OF SATISFACTORY LIFTS.

K. FROZEN MATERIAL OR SOFT, MUCKY OR HIGHLY COMPRESSIBLE MATERIALS SHALL NOT BE INCORPORATED INTO FILL SLOPES OR STRUCTURAL FILLS.

L. FILL SHALL NOT BE PLACED ON A FROZEN FOUNDATION.

M. SEEPS OR SPRINGS ENCOUNTERED DURING CONSTRUCTION SHALL BE HANDLED APPROPRIATELY.

N. ALL GRADED AREAS SHALL BE PERMANENTLY STABILIZED IMMEDIATELY FOLLOWING FINISHED GRADING.

O. REMOVE ANY TEMPORARY CONTROL MEASURES, SUCH AS SILT FENCE, WITHIN 30 DAYS AFTER PERMANENT STABILIZATION IS ATTAINED. REMOVE ANY ACCUMULATED SEDIMENTS AND STABILIZE.

PERMANENT VEGETATION
PERMANENT VEGETATIVE COVER SHOULD BE ESTABLISHED ON DISTURBED AREAS WHERE PERMANENT, LONG LIVED VEGETATIVE COVER IS NEEDED TO STABILIZE THE SOIL, TO REDUCE DAMAGES FROM SEDIMENT AND RUNOFF, AND TO ENHANCE THE ENVIRONMENT.

SEEDBED PREPARATION
A. GRADE AS FEASIBLE TO PERMIT THE USE OF CONVENTIONAL EQUIPMENT FOR SEEDBED PREPARATION, SEEDING, MULCH APPLICATION AND ANCHORING, AND MAINTENANCE.

B. APPLY LIMESTONE AND FERTILIZER ACCORDING TO SOIL TESTS SUCH AS THOSE OFFERED BY THE UNIVERSITY OF MAINE SOIL TESTING LABORATORY. SOIL SAMPLE MAILERS ARE AVAILABLE FROM THE LOCAL COOPERATIVE EXTENSION SERVICE OFFICE. IF SOIL TESTING IS NOT FEASIBLE ON SMALL OR VARIABLE SITES, OR WHERE TIMING IS CRITICAL, FERTILIZER MAY BE APPLIED AT THE RATE OF 800 POUNDS PER ACRE OR 18.4 POUNDS PER 1,000 SQUARE FEET USING 10-20-20 (N-P2O5-K2O) OR EQUIVALENT. APPLY GROUND LIMESTONE (EQUIVALENT TO 50% CALCIUM PLUS MAGNESIUM OXIDE) AT
A RATE OF 3 TONS PER ACRE (138 LB. PER 1,000 SQ. FT).

C. WORK LIME AND FERTILIZER INTO THE SOIL AS NEARLY AS PRACTICAL TO A DEPTH OF 4 INCHES WITH A DISC, SPRING TOOTH HARROW OR OTHER SUITABLE EQUIPMENT. THE FINAL HARROWING OPERATION SHOULD BE ON THE GENERAL CONTOUR. CONTINUE TILLAGE UNTIL A REASONABLY UNIFORM, FINE SEEDBED IS PREPARED. ALL BUT CLAY OR SILTY SOILS AND COARSE SANDS SHOULD BE ROLLED TO FIRM THE SEEDBED WHEREVER FEASIBLE.D. REMOVE FROM THE SURFACE ALL STONES 2 INCHES OR LARGER IN ANY DIMENSION. REMOVE ALL OTHER DEBRIS, SUCH AS WIRE, CABLE, TREE ROOTS, CONCRETE, CLODS, LUMPS OR OTHER UNSUITABLE MATERIAL.

E. INSPECT SEEDBED JUST BEFORE SEEDING. IF TRAFFIC HAS LEFT THE SOIL COMPACTED; THE AREA MUST BE TILLED AND FIRMED AS ABOVE.

F. PERMANENT SEEDING SHOULD BE MADE 45 DAYS PRIOR TO THE FIRST KILLING FROST OR AS A DORMANT SEEDING WITH MULCH AFTER THE FIRST KILLING FROST AND BEFORE SNOWFALL. WHEN CROWN VETCH IS SEEDED IN LATER SUMMER, AT LEAST 35% OF THE SEED SHOULD BE HARD SEED (UNSCARIFIED). IF SEEDING CANNOT BE DONE WITHIN THE SEEDING DATES, MULCH ACCORDING TO THE TEMPORARY MULCHING BMP AND OVERWINTER STABILIZATION AND CONSTRUCTION TO PROTECT THE SITE AND DELAY SEEDING UNTIL THE NEXT RECOMMENDED SEEDING PERIOD.

G. FOLLOWING SEED BED PREPARTATION, SWALE AREAS, FILL AREAS AND BACK SLOPES SHALL BE SEEDED AT A RATE OF 3 LBS./1,000 S.F. WITH A MIXTURE OF 35% CREEPING RED FESCUE, 6% RED TOP, 24% KENTUCKY BLUEGRASS, 10% PERENNIAL RYEGRASS, 20% ANNUAL RYEGRASS AND 5% WHITE DUTCH CLOVER.

I. AREAS WHICH HAVE BEEN TEMPORARILY OR PERMANENTLY SEEDED SHALL BE MULCHED IMMEDIATELY FOLLOWING SEEDING.

J. AREAS WHICH CANNOT BE SEEDED WITHIN THE GROWING SEASON SHALL BE MULCHED FOR OVER-WINTER PROTECTION AND THE AREA SHOULD BE SEEDED AT THE BEGINNING OF THE GROWING SEASON.

WINTER CONSTRUCTION PHASE
IF AN AREA IS NOT STABILIZED WITH TEMPORARY OR PERMANENT MEASURES BY NOVEMBER 15, THEN THE SITE MUST BE PROTECTED WITH ADDITIONAL STABILIZATION MEASURES.

A. PERMANENT STABILIZATION CONSISTS OF AT LEAST 90% VEGETATION, PAVEMENT/GRAVEL BASE OR RIPRAP.

B. DO NOT EXPOSE SLOPES OR LEAVE SLOPES EXPOSED OVER THE WINTER OR FOR ANY OTHER EXTENDED TIME OF WORK SUSPENSION UNLESS FULLY PROTECTED WITH MULCH.

C. APPLY HAY MULCH AT TWICE THE STANDARD RATE (150 LBS. PER 1,000 SF). THE MULCH MUST BE THICK ENOUGH SUCH THAT THE GROUND SURFACE WILL NOT BE VISIBLE AND MUST BE ANCHORED.

D. USE MULCH AND MULCH NETTING OR AN EROSION CONTROL MULCH BLANKET OR ALL SLOPES GREATER THAN 8 % OR OTHER AREAS EXPOSED TO DIRECT WIND.

E. INSTALL AN EROSION CONTROL BLANKET IN ALL DRAINAGEWAYS (BOTTOM AND SIDES) WITH A SLOPE GREATER THAN 3 %.

F. SEE THE VEGETATION MEASURES FOR MORE INFORMATION ON SEEDING DATES AND TYPES.

G. WINTER EXCAVATION AND EARTHWORK SHALL BE COMPLETED SO THAT NO MORE THAN 1 ACRE OF THE SITE IS WITHOUT STABILIZATION AT ANY ONE TIME.

H. AN AREA WITHIN 100 FEET OF A PROTECTED NATURAL RESOURCE MUST BE PROTECTED WITH A DOUBLE ROW OF SEDIMENT BARRIER.

I. TEMPORARY MULCH MUST BE APPLIED WITHIN 7 DAYS OF SOIL EXPOSURE OR PRIOR TO ANY STORM EVENT, BUT AFTER EVERY WORKDAY IN AREAS WITHIN 100 FEET FROM A PROTECTED NATURAL RESOURCE.

J. AREAS THAT HAVE BEEN BROUGHT TO FINAL GRADE MUST BE PERMANENTLY MULCHED THAT SAME DAY.

K. IF SNOWFALL IS GREATER THAN 1 INCH (FRESH OR CUMULATIVE), THE SNOW SHALL BE REMOVED FROM THE AREAS DUE TO BE SEEDED AND MULCHED.

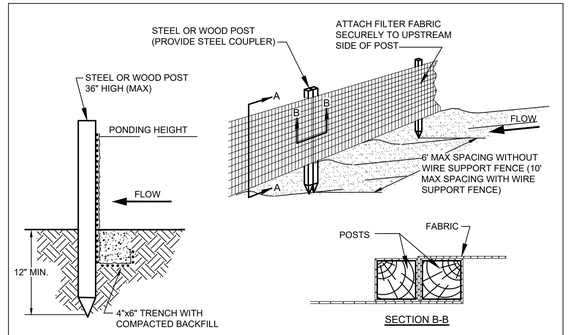
L. LOAM SHALL BE FREE OF FROZEN CLUMPS BEFORE IT IS APPLIED.

M. ALL VEGETATED DITCH LINES THAT HAVE NOT BEEN STABILIZED BY NOVEMBER 1, OR WILL BE WORKED DURING THE WINTER CONSTRUCTION PERIOD, MUST BE STABILIZED WITH AN APPROPRIATE STONE LINING BACKED BY AN APPROPRIATE GRAVEL BED OR GEOTEXTILE UNLESS SPECIFICALLY RELEASED FROM THIS STANDARD BY THE DEPARTMENT.

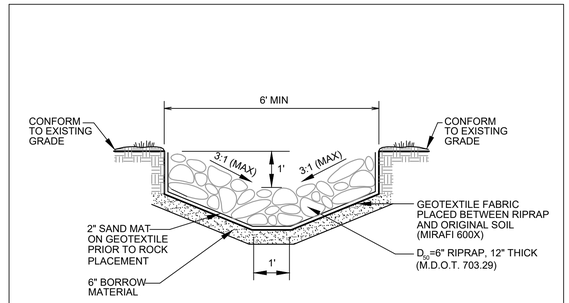
MAINTENANCE AND INSPECTION PHASE
A. MINIMUM EROSION CONTROL MEASURES WILL NEED TO BE IMPLEMENTED AND THE APPLICANT WILL BE RESPONSIBLE TO MAINTAIN ALL COMPONENTS OF THE EROSION CONTROL PLAN UNTIL THE SITE IS FULLY STABILIZED. HOWEVER, BASED ON SITE AND WEATHER CONDITIONS DURING CONSTRUCTION, ADDITIONAL EROSION CONTROL MEASURES MAY NEED TO BE IMPLEMENTED. ALL AREAS OF INSTABILITY AND EROSION MUST BE REPAIRED IMMEDIATELY DURING CONSTRUCTION AND NEED TO BE MAINTAINED UNTIL THE SITE IS FULLY STABILIZED OR VEGETATION IS ESTABLISHED. A CONSTRUCTION LOG MUST BE MAINTAINED FOR THE EROSION AND SEDIMENTATION CONTROL INSPECTIONS AND MAINTENANCE

B. A LOG (REPORT) MUST BE KEPT SUMMARIZING THE SCOPE OF THE INSPECTION, NAME(S) AND QUALIFICATIONS OF THE PERSONNEL MAKING THE INSPECTION, THE DATE(S) OF THE INSPECTION, AND MAJOR OBSERVATIONS RELATING TO OPERATION OF EROSION AND SEDIMENTATION CONTROLS AND POLLUTION PREVENTION MEASURES. MAJOR OBSERVATIONS MUST INCLUDE: BMPS THAT NEED TO BE MAINTAINED; LOCATION(S) OF BMPS THAT FAILED TO OPERATE AS DESIGNED OR PROVED INADEQUATE FOR A PARTICULAR LOCATION; AND LOCATION(S) WHERE ADDITIONAL BMPS ARE NEEDED THAT DID NOT EXIST AT THE TIME OF INSPECTION. FOLLOW-UP TO CORRECT DEFICIENCIES OR ENHANCE CONTROLS MUST ALSO BE INDICATED IN THE LOG AND DATED, INCLUDING WHAT ACTION WAS TAKEN AND WHEN.

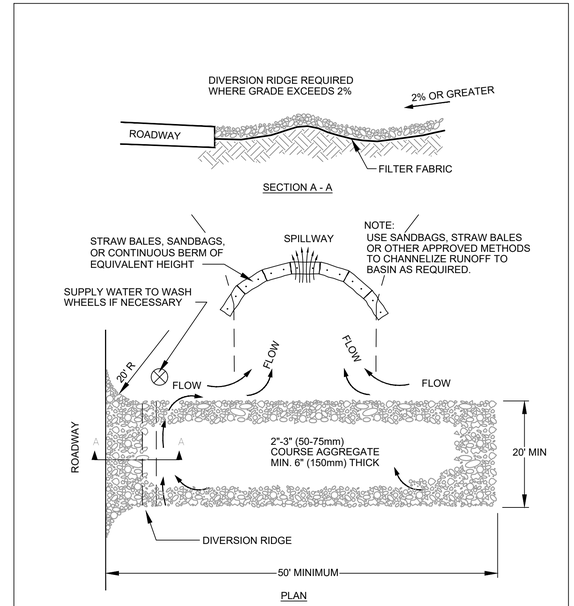
DEWATERING
A DEWATERING PLAN IS NEEDED TO ADDRESS EXCAVATION DE-WATERING FOLLOWING HEAVY RAINFALL EVENTS OR WHERE THE EXCAVATION MAY INTERCEPT THE GROUNDWATER TABLE DURING CONSTRUCTION. THE COLLECTED WATER NEEDS TREATMENT AND A DISCHARGE POINT THAT WILL NOT CAUSE DOWNGRADIENT EROSION AND OFFSITE SEDIMENTATION OR WITHIN A RESOURCE.



SILT FENCE
NOT TO SCALE



RIPRAP SWALE
NOT TO SCALE

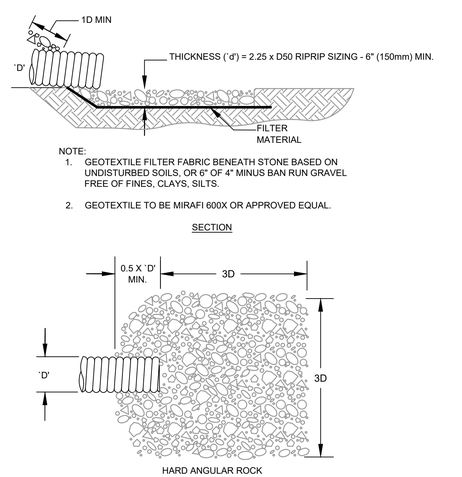


NOTES:
1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEAN OUT OF ANY MEASURES USED TO TRAP SEDIMENT.

2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.

3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

STABILIZED CONSTRUCTION ENTRANCE
NOT TO SCALE



NOTE:
1. GEOTEXTILE FILTER FABRIC BENEATH STONE BASED ON UNDISTURBED SOILS, OR 6" OF 4" MINUS BAN RUN GRAVEL FREE OF FINES, CLAYS, SILTS.

2. GEOTEXTILE TO BE MIRAFI 600X OR APPROVED EQUAL.

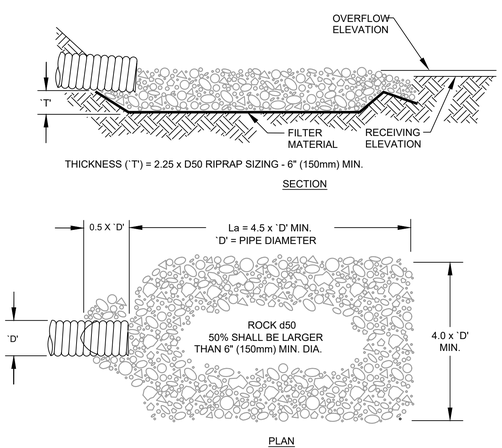
SECTION

PIPE INLET PROTECTION SIZING TABLE

PIPE SIZE (IN)	RIRAP SIZING (D50)	LENGTH (FT)	WIDTH (FT)
6	3	2.0	1.5
12	5	3.5	3.0
15	6	4.5	3.75
18	8	5.25	4.5
24	10	7.0	6.0
30	12	8.75	7.5
36	14	10.5	9.0

NOTES:
1. IN DEFINED CHANNELS, APRON SHALL EXTEND FULL WIDTH OF BOTTOM AND ONE FOOT ABOVE MAX. HEADWATER OR UP TO BANK FULL, WHICHEVER IS LESS.

PIPE INLET PROTECTION



PIPE OUTLET PROTECTION SIZING TABLE

PIPE SIZE (IN)	RIP RAP SIZING (D50)	LENGTH (FT)	WIDTH (FT)
6	3	2.5	2.0
12	5	5.0	4.0
15	6	6.25	5.0
18	8	7.5	6.0
24	10	10.0	8.0
30	12	13.0	10.0
36	14	15.0	12.0

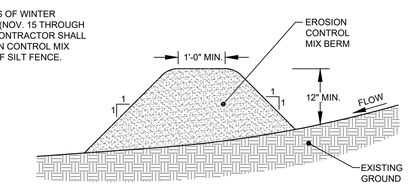
NOTES:
1. `La' = LENGTH OF APRON. DISTANCE `La' SHALL BE OF SUFFICIENT LENGTH TO DISSIPATE ENERGY.

2. APRON SHALL BE SET AT A ZERO GRADE AND ALIGNED STRAIGHT.

3. FILTER MATERIAL SHALL BE FILTER FABRIC (MIRAFI 600X OR APPROVED EQUAL) OR 6" (150mm) THICK MINIMUM GRADED GRAVEL LAYER.

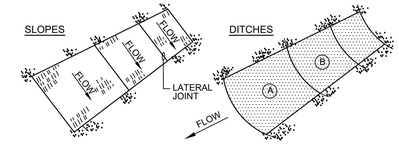
PIPE OUTLET PROTECTION
NOT TO SCALE

NOTE:
DURING PERIODS OF WINTER CONSTRUCTION (NOV. 15 THROUGH APRIL 15), THE CONTRACTOR SHALL INSTALL EROSION CONTROL MIX BERMS IN LIEU OF SILT FENCE.



EROSION CONTROL MIX:
EROSION CONTROL MIX SHALL CONTAIN A WELL-GRADED MIXTURE OF PARTICLE SIZES & MAY CONTAIN ROCKS LESS THAN 4" IN DIAMETER. EROSION CONTROL MIX MUST BE FREE OF REFUSE, PHYSICAL CONTAMINANTS, AND MATERIAL TOXIC TO PLANT GROWTH. THE MIX COMPOSITION SHALL MEET THE FOLLOWING STANDARDS:
- THE ORGANIC MATTER CONTENT SHALL BE BETWEEN 80% - 100% DRY WEIGHT BASIS
- PARTICLE SIZE BY WEIGHT SHALL BE 100% PASSING A 6" SCREEN AND A MINIMUM OF 70%, MAXIMUM OF 85% PASSING A 0.75" SCREEN
- THE ORGANIC PORTION NEEDS TO BE FIBROUS AND ELONGATED
- LARGE PORTIONS OF SILTS, CLAYS OR FINE SANDS ARE NOT ACCEPTABLE IN THE MIX.
- SOLUBLE SALTS CONTENT SHALL BE < 4.0 mmhos/cm.
- ph SHALL FALL BETWEEN 5.0 - 8.0.

EROSION CONTROL MIX BERM
NOT TO SCALE



NOTES:
1. BURY THE TOP END OF THE MESH MATERIAL IN A 6" TRENCH AND BACKFILL AND TAMP TRENCHING SECURE END WITH STAPLES AT 6" SPACING, 4" DOWN FROM EXPOSED END.

2. FLOW DIRECTION JOINTS TO HAVE UPPER END OF LOWER STRIP BURIED WITH UPPER LAYERS OVERLAPPED 4" AND STAPLED. OVERLAP B OVER A.

3. LATERAL JOINTS TO HAVE 4" OVERLAP OF STRIPS. STAPLE 18" ON CENTER.

4. STAPLE OUTSIDE LATERAL EDGE 2' ON CENTER.

5. WIRE STAPLES TO BE MIN. OF #11 WIRE, 6" LONG & 1-1/2" WIDE.

6. USE NORTH AMERICAN GREEN DS 150 (OR APPROVED EQUAL) ON SLOPES BETWEEN 4:1-2:1. USE NORTH AMERICAN GREEN VMAX SC250 PERMANENT TURF REINFORCEMENT MAT (OR APPROVED EQUAL) ON SLOPES 2:1 AND STEEPER..

EROSION CONTROL BLANKET
NOT TO SCALE

STATE OF MAINE
CRAIG M. SWEET
No. 15060
LICENSED
PROFESSIONAL ENGINEER

DATE: 3/2/2023
P.E.: CRAIG M. SWEET

NO.	DATE	REVISIONS	APP'D BY

TERRADYN CONSULTANTS, LLC
41 CAMPUS DRIVE
SUITE 201
NEW GLOUCESTER, ME 04260
565 CONGRESS STREET
SUITE 201
PORTLAND, ME 04102
OFFICE: (207) 926-5111 FAX: (207) 221-1317
www.terradynconsultants.com
Civil Engineering | Land Planning | Stormwater Design | Environmental Permitting

PERMIT DRAWING
NOT FOR CONSTRUCTION

PROJECT:
1505 MAINE STREET
1505 MAINE STREET, POLAND, MAINE

SHEET TITLE:
EROSION CONTROL NOTES & DETAILS

CLIENT:
JONATHAN MACLEAN
1026 BAKERSTOWN ROAD
POLAND, MAINE 04274

DATE:	3/2/2023
SCALE:	AS NOTED
DESIGNED:	
JOB NO:	22-138
SHEET	C-3.0

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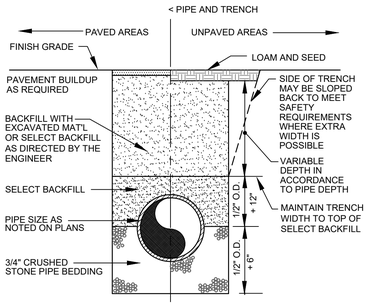
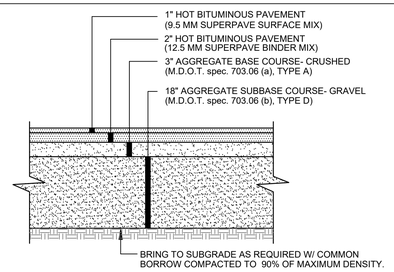


TYPICAL TRENCH SECTION

NOT TO SCALE

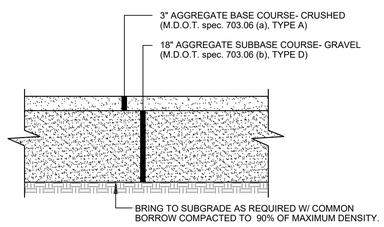


NOTES:

1. COMPACT GRAVEL SUBBASE COURSE TO 92% OF MAXIMUM DENSITY USING HEAVY ROLLER COMPACTION.
2. CONTRACTOR SHALL SET GRADE STAKES MARKING SUBBASE AND FINISH GRADE ELEVATIONS FOR CONSTRUCTION REFERENCE.

PAVEMENT SECTION

NOT TO SCALE

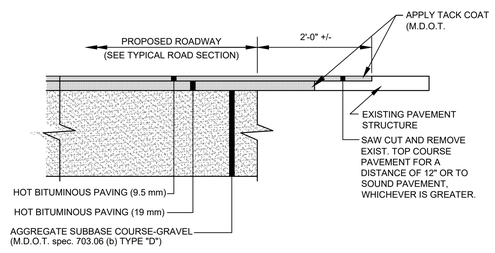


NOTES:

1. COMPACT GRAVEL SUBBASE COURSE TO 92% OF MAXIMUM DENSITY USING HEAVY ROLLER COMPACTION.
2. CONTRACTOR SHALL SET GRADE STAKES MARKING SUBBASE AND FINISH GRADE ELEVATIONS FOR CONSTRUCTION REFERENCE.

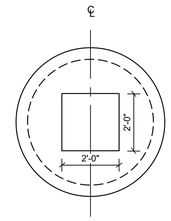
GRAVEL SECTION

NOT TO SCALE

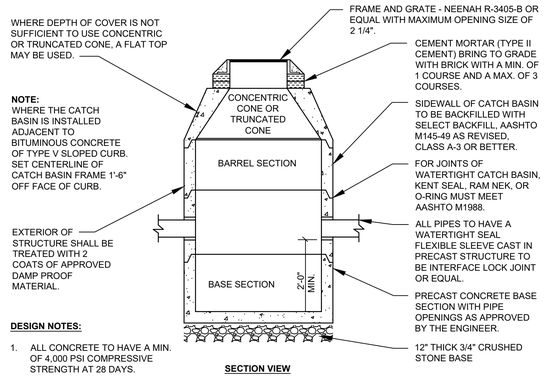


TYPICAL PAVEMENT JOINT

NOT TO SCALE



PLAN VIEW



NOTE:
WHERE THE CATCH BASIN IS INSTALLED ADJACENT TO BITUMINOUS CONCRETE OF TYPE V SLOPED CURB. SET CENTERLINE OF CATCH BASIN FRAME 1'-6" OFF FACE OF CURB.

DESIGN NOTES:

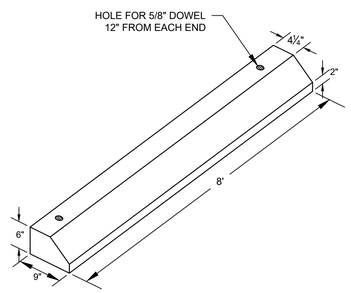
1. ALL CONCRETE TO HAVE A MIN. OF 4,000 PSI COMPRESSIVE STRENGTH AT 28 DAYS.
2. DESIGN LOAD FOR H-20 WHEEL LOAD.
3. CATCH BASIN TO CONFORM TO ASTM-C478 SPECIFICATIONS.
4. REINFORCE TO 0.12 IN SQ./LF..

SECTION VIEW

NOTE:
CASCADE GRATES SHALL BE INSTALLED ON GRADIENT OF GUTTER IF PROFILE GRADE EXCEEDS 5% GRATES SHALL BE DEPRESSED 2" BELOW NORMAL GUTTER GRADE UNLESS THIS DEPRESSION INTERFERES WITH TRAFFIC. PARALLEL BAR GRATES SHALL BE INSTALLED ON A LEVEL GRADIENT.

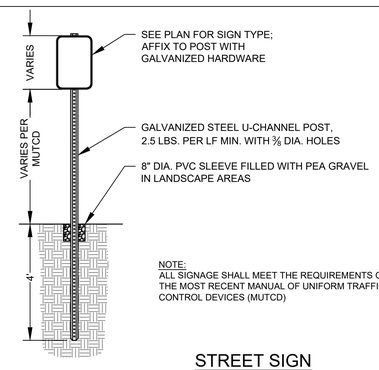
TYPICAL CATCH BASIN

NOT TO SCALE



PRECAST CURB WHEEL STOP

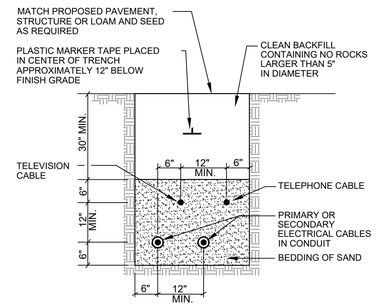
NOT TO SCALE



NOTE:
ALL SIGNAGE SHALL MEET THE REQUIREMENTS OF THE MOST RECENT MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD)

STREET SIGN

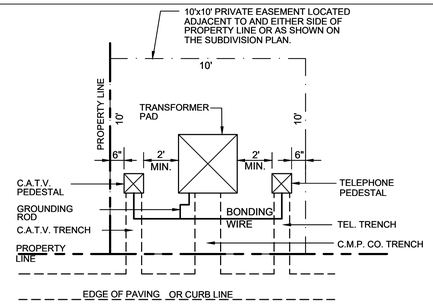
NOT TO SCALE



CABLES TO BE ENCASED IN SCHEDULE 40 PVC CONDUIT WHEN RUN BENEATH PAVED AREAS.

TYPICAL UNDERGROUND CABLE INSTALLATION

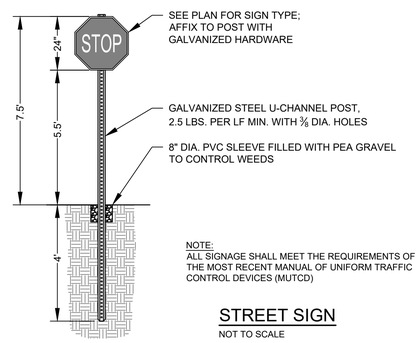
NOT TO SCALE



NOTE:
TRANSFORMER PAD AND COVER TO BE FIBERGLASS MEETING CENTRAL MAINE POWER SPECIFICATIONS.

TRANSFORMER DETAIL

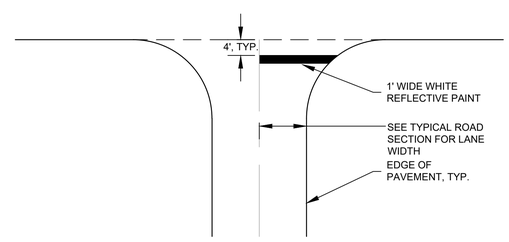
NOT TO SCALE



NOTE:
ALL SIGNAGE SHALL MEET THE REQUIREMENTS OF THE MOST RECENT MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD)

STREET SIGN

NOT TO SCALE



STOP BAR DETAIL

NOT TO SCALE

CONSTRUCTION NOTES

1. ALL WORK SHALL CONFORM TO THE APPLICABLE CODES AND ORDINANCES.

2. CONTRACTOR SHALL VISIT THE SITE AND FAMILIARIZE HIM OR HERSELF WITH ALL CONDITIONS AFFECTING THE PROPOSED WORK AND SHALL MAKE PROVISIONS AS TO THE COST THEREOF. CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING HIM OR HERSELF WITH ALL CONTRACT DOCUMENTS, FIELD CONDITIONS AND DIMENSIONS AND CONFIRMING THAT THE WORK MAY BE ACCOMPLISHED AS SHOWN PRIOR TO PROCEEDING WITH CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO THE COMMENCEMENT OF WORK.

3. CONTRACTOR SHALL NOTIFY ENGINEER OF ALL PRODUCTS OR ITEMS NOTED AS "EXISTING" WHICH ARE NOT FOUND IN THE FIELD.

4. INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND OWNER'S REQUIREMENTS UNLESS SPECIFICALLY OTHERWISE INDICATED OR WHERE LOCAL CODES OR REGULATIONS TAKE PRECEDENCE.

5. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD PRIOR TO FABRICATION AND ERECTION OF ANY MATERIAL. ANY UNUSUAL CONDITIONS SHALL BE REPORTED TO THE ATTENTION OF THE ENGINEER.

6. CONTRACTOR SHALL CLEAN AND REMOVE DEBRIS AND SEDIMENT DEPOSITED ON PUBLIC STREETS, SIDEWALKS, ADJACENT AREAS, OR OTHER PUBLIC WAYS DUE TO CONSTRUCTION.

7. CONTRACTOR SHALL INCORPORATE PROVISIONS AS NECESSARY IN CONSTRUCTION TO PROTECT EXISTING STRUCTURES, PHYSICAL FEATURES, AND MAINTAIN SITE STABILITY DURING CONSTRUCTION. CONTRACTOR SHALL RESTORE ALL AREAS TO ORIGINAL CONDITION AND AS DIRECTED BY DESIGN DRAWINGS.

8. SITE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS PRIOR TO CONSTRUCTION.

9. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH "MAINE EROSION AND SEDIMENTATION CONTROL HANDBOOK FOR CONSTRUCTION: BEST MANAGEMENT PRACTICES" PUBLISHED BY THE CUMBERLAND COUNTY SOIL AND WATER CONSERVATION DISTRICT AND MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION, MARCH 2016 OR LATEST EDITION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO POSSESS A COPY OF THE EROSION CONTROL PLAN AT ALL TIMES.

10. THE CONTRACTOR IS HEREBY CAUTIONED THAT ALL SITE FEATURES SHOWN HEREON ARE BASED ON FIELD OBSERVATIONS BY THE SURVEYOR AND BY INFORMATION PROVIDED BY UTILITY COMPANIES. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR SHALL CONTACT DIG SAFE (1-888-DIGSAFE) AT LEAST THREE (3) BUT NOT MORE THAN THIRTY (30) DAYS PRIOR TO COMMENCEMENT OF EXCAVATION OR DEMOLITION TO VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES.

11. CONTRACTOR SHALL BE AWARE THAT DIG SAFE ONLY NOTIFIES ITS "MEMBER" UTILITIES ABOUT THE DIG. WHEN NOTIFIED, DIG SAFE WILL ADVISE CONTRACTOR OF MEMBER UTILITIES IN THE AREA. CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING AND CONTACTING NON-MEMBER UTILITIES DIRECTLY. NON-MEMBER UTILITIES MAY INCLUDE TOWN OR CITY WATER AND SEWER DISTRICTS AND SMALL LOCAL UTILITIES, AS WELL AS USG PUBLIC WORKS SYSTEMS.

12. CONTRACTORS SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THE REQUIREMENTS OF 23 MRSA 3360-A. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE WITH THE APPROPRIATE UTILITIES TO OBTAIN AUTHORIZATION PRIOR TO RELOCATION OF ANY EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS. IF A UTILITY CONFLICT ARISES, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER, THE MUNICIPALITY AND APPROPRIATE UTILITY COMPANY PRIOR TO PROCEEDING WITH ANY RELOCATION.

13. ALL PAVEMENT MARKINGS AND DIRECTIONAL SIGNAGE SHOWN ON THE PLAN SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) STANDARDS.

14. ALL PAVEMENT JOINTS SHALL BE SAWCUT PRIOR TO PAVING TO PROVIDE A DURABLE AND UNIFORM JOINT.

15. NO HOLES, TRENCHES OR STRUCTURES SHALL BE LEFT OPEN OVERNIGHT IN ANY EXCAVATION ACCESSIBLE TO THE PUBLIC OR IN PUBLIC RIGHTS-OF-WAY.

16. ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL REQUIRE A M.D.O.T. PERMIT AS WELL AS PERMITS FROM THE TOWN AS APPLICABLE.

17. THE PROPOSED LIMITS OF CLEARING SHOWN HEREON ARE APPROXIMATE BASED UPON THE PROPOSED LIMITS OF SITE GRADING. THE APPLICANT RESERVES THE RIGHT TO PERFORM NORMAL FOREST MANAGEMENT ACTIVITIES OUTSIDE OF THE CLEARING LIMIT AS SHOWN. TREE REMOVAL OUTSIDE OF THE LIMITS OF CLEARING MAY BE NECESSARY TO REMOVE DEAD OR DYING TREES OR TREE LIMBS. THIS REMOVAL IS DUE TO POTENTIAL SAFETY HAZARDS AND TO PROMOTE PROPER FOREST GROWTH.

18. IMMEDIATELY UPON COMPLETION OF CUTS/FILLS, THE CONTRACTOR SHALL STABILIZE DISTURBED AREAS IN ACCORDANCE WITH EROSION CONTROL NOTES AND AS SPECIFIED ON PLANS.

19. THE CONTRACTOR SHALL BE FULLY AND SOLELY RESPONSIBLE FOR THE REMOVAL, REPLACEMENT AND RECTIFICATION OF ALL DAMAGED AND DEFECTIVE MATERIAL AND WORKMANSHIP IN CONNECTION WITH THE CONTRACT WORK. THE CONTRACTOR SHALL REPLACE OR REPAIR AS DIRECTED BY THE OWNER ALL SUCH DAMAGED OR DEFECTIVE MATERIALS WHICH APPEAR WITHIN A PERIOD OF ONE YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION.

20. ALL WORK PERFORMED BY THE GENERAL CONTRACTOR AND/OR TRADE SUBCONTRACTOR SHALL CONFORM TO THE REQUIREMENTS OF LOCAL, STATE OR FEDERAL LAWS, AS WELL AS ANY OTHER GOVERNING REQUIREMENTS, WHETHER OR NOT SPECIFIED ON THE DRAWINGS.

21. WHERE THE TERMS "APPROVED EQUAL", "OTHER APPROVED", "EQUAL TO", "ACCEPTABLE" OR OTHER GENERAL QUALIFYING TERMS ARE USED IN THESE NOTES, IT SHALL BE UNDERSTOOD THAT REFERENCE IS MADE TO THE RULING AND JUDGMENT OF TERRADYN CONSULTANTS, LLC.

22. THE GENERAL CONTRACTOR SHALL PROVIDE ALL NECESSARY PROTECTION FOR THE WORK UNTIL TURNED OVER TO THE OWNER.

23. THE GENERAL CONTRACTOR SHALL MAINTAIN A CURRENT AND COMPLETE SET OF CONSTRUCTION DRAWINGS ON SITE DURING ALL PHASES OF CONSTRUCTION FOR USE OF ALL TRADES.

24. THE CONTRACTOR SHALL TAKE FULL RESPONSIBILITY FOR ANY CHANGES AND DEVIATION OF APPROVED PLANS NOT AUTHORIZED BY THE ARCHITECT/ENGINEER AND/OR CLIENT/OWNER.

25. DETAILS ARE INTENDED TO SHOW END RESULT OF DESIGN. ANY MODIFICATION TO SUIT FIELD DIMENSION AND CONDITION SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW AND APPROVAL PRIOR TO ANY WORK.

26. BEFORE THE FINAL ACCEPTANCE OF THE PROJECT, THE CONTRACTOR SHALL REMOVE ALL EQUIPMENT AND MATERIALS, REPAIR OR REPLACE PRIVATE OR PUBLIC PROPERTY WHICH MAY HAVE BEEN DAMAGED OR DESTROYED DURING CONSTRUCTION, CLEAN THE AREAS WITHIN AND ADJACENT TO THE PROJECT WHICH HAVE BEEN OBSTRUCTED BY HIS/HER OPERATIONS, AND LEAVE THE PROJECT AREA NEAT AND PRESENTABLE.

STATE OF MAINE
CRAIG M. SWEET
No. 15060
LICENSED
PROFESSIONAL ENGINEER

DATE: 3/2/2023
P.E.: CRAIG M. SWEET

NO.	DATE	REVISIONS	APP'D BY

TERRADYN CONSULTANTS, LLC
41 CAMPUS DRIVE
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NEW GLOUCESTER, ME 04260
565 CONGRESS STREET
SUITE 201
PORTLAND, ME 04102
OFFICE: (207) 926-5111 FAX: (207) 221-1317
www.terradynconsultants.com
Civil Engineering | Land Planning | Stormwater Design | Environmental Permitting

PERMIT DRAWING
NOT FOR CONSTRUCTION

PROJECT:
1505 MAINE STREET
1505 MAINE STREET, POLAND, MAINE

SHEET TITLE:
SITE DETAILS

CLIENT:
JONATHAN MACLEAN
1026 BAKERSTOWN ROAD
POLAND, MAINE 04274

DATE:	3/2/2023
SCALE:	AS NOTED
DESIGNED:	
JOB NO:	22-138
SHEET	C-3.1

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Pineland
Cumberland Hall
41 Campus Drive, Suite 101
New Gloucester, ME 04260

Portland
565 Congress Street, Suite 201
Portland, ME 04101

1505 Maine Street
POLAND, MAINE

STORMWATER MANAGEMENT REPORT

PREPARED FOR:

JONATHAN MACLEAN
1026 BAKERSTOWN ROAD
POLAND, MAINE 04274

PREPARED BY:

TERRADYN CONSULTANTS LLC

February 28, 2023

Introduction

The following Stormwater Management Plan has been prepared for the proposed development at 1505 Maine Street in Poland.

Site Calculations

Total Property Area	2.15 Ac (+/-)
Total New Impervious Area	1.25 Ac
Landscaped Area	0.90 Ac
Total Developed Area	2.15 Ac

Existing Project Site

The project site is approximately 2.15 acres in size and is depicted on the Town of Poland Assessor's Map as lot 7 on map 15. The site drains into the existing Maine DOT infrastructure which ultimately drains to the Waterhouse Brook before discharging into the Little Androscoggin River.

The development area is not located within an area of flood hazard, according to the Federal Insurance Rate Map 23001C0283E.

The following existing conditions figures are provided in Appendix 1:

Figure 1	USGS Topographic Map
Figure 2	NRCS Medium Intensity Soil Survey
Figure 3	Federal Insurance Rate Map

Proposed Project

The proposed project includes the construction of 3 buildings onsite with a gravel parking/staging area for the sale and fabrication of dock products. The stormwater runoff generated onsite is proposed to be treated by a large gravel wetland.

Applicable Design Standards

The project will disturb more than one acre of land area and requires a stormwater permit pursuant to the Stormwater Management Law 38 M.R.S §420-D. The project must meet the following standards of Chapter 500:

> Basic Standards: These standards include erosion and sediment control, inspection and maintenance, and housekeeping requirements.

Basic Standards

A site specific Erosion & Sedimentation Control Plan has been developed for the project. Means and methods to control erosion and sedimentation during and after construction are detailed in the erosion control plan narrative and construction details, which are included directly on the project drawings for ease of reference during construction.

Requirements for inspection and maintenance of the stormwater management system are provided in the stormwater management system inspection and maintenance plan located in Appendix 2

Housekeeping requirements are included in the Erosion & Sediment Control Narrative located on the project drawings.

General Standards

The General Standard requires that a project's stormwater management system includes measures that will provide pollutant removal from runoff and mitigate for the increased frequency of channels erosive flows due to runoff from smaller storms and potential temperature impacts.

Best Management Practices (BMPs) will be implemented to reduce the impacts of site development on downstream water quality. BMP sizing calculations are attached to this report.

Water Quality (BMP Standard)

The water quality requirements will be met by a large gravel wetland.

Project Developed area: The project will result in the creation of approximately 1.26 Ac of new impervious area. The proposed BMPs will result in the treatment of approximately 99% of the new impervious area.

Percentage of Treatment of the Impervious Area =99% (95% req'd)

Project Developed Area: The project will result in the creation of approximately 2.15 AC of developed area. The proposed BMPs will result in the treatment of approximately 99% of the area.

Percentage of Treatment of the Developed Area =99% (80% required)

Housekeeping and Maintenance & Inspection guidelines are attached to this report.

Stormwater Quantity Control

The level spreaders & buffers implemented to provide stormwater treatment will also provide stormwater quantity control to reduce the impact of peak rates of runoff leaving the site. A hydrologic analysis of pre-development and post-development conditions was conducted based upon the methodology contained in the USDA Soil Conservation Service's Technical Releases No. 22 and 55 (SCS TR-20 and TR-55). For Androscoggin County, Maine a 24-hour SCS Type III Storm distribution was used for the analysis using the following storm frequencies and rainfall amounts, per Maine DEP Chapter 500:

Storm Event	24-Hour Rainfall
2–Year Storm	3.0 inches
10–Year Storm	4.3 inches
25–Year Storm	5.4 inches

Runoff curve numbers, time of concentration, and travel time data were established based on methods outlined in the USDA TR-55 manual.

A minimum time of concentration of 6 minutes was used in the models. A maximum sheet flow distance of 150 linear feet was used in the models.

Pre-Development Conditions

The pre-development HydroCAD model includes three (1) subcatchments and study points:

Study Point SP1 – Located at the northern corner of the property at the intersection of Rt. 11 and Rt. 26.

A Pre-Development Watershed Map, showing sub-watershed boundaries, time of concentration flow paths, and Study Points is provided in Appendix 4. The Pre-development HydroCAD model is attached in Appendix 5.

Existing condition peak rates of runoff at the Study Points are as follows:

Pre-Development Peak Rates of Runoff (cfs)			
	2-Year	10-Year	25-Year
SP1	0.0	0.4	1.3

The pre-development peak rates of runoff are a baseline used for comparison to the post-development condition.

Post-Development Conditions

The proposed post-development HydroCAD model includes twelve (2) subcatchments and (1) study point. The study point remain the same from the pre-development model. A Post-development Watershed Map showing sub-watershed boundaries, time of concentration flow paths, and Study Points is provided in Appendix 4. The Post-development HydroCAD model is attached in Appendix 6.

Proposed condition peak rates of runoff at the Study Points are as follows:

Post-Development Peak Rates of Runoff (cfs)			
	2-Year	**10-Year**	**25-Year**
SP1	0.0	0.2	1.2

Stormwater Analysis

The results of the pre-development and post-development models were analyzed at the defined Study Points described above. The direct comparison of the pre-development and post-development conditions at the Study Points are as follows:

Peak Runoff Flow Rates Comparison		
Storm Event	**Pre-Development (cfs)**	**Post-Development (cfs)**
	Study Point SP1	
2-Year	0.0	0.0
10-Year	0.4	0.2
25-Year	1.3	1.2

The peak rates at each of the study points will remain the same or decrease. There will be no increased runoff generated from the proposed development.

Summary

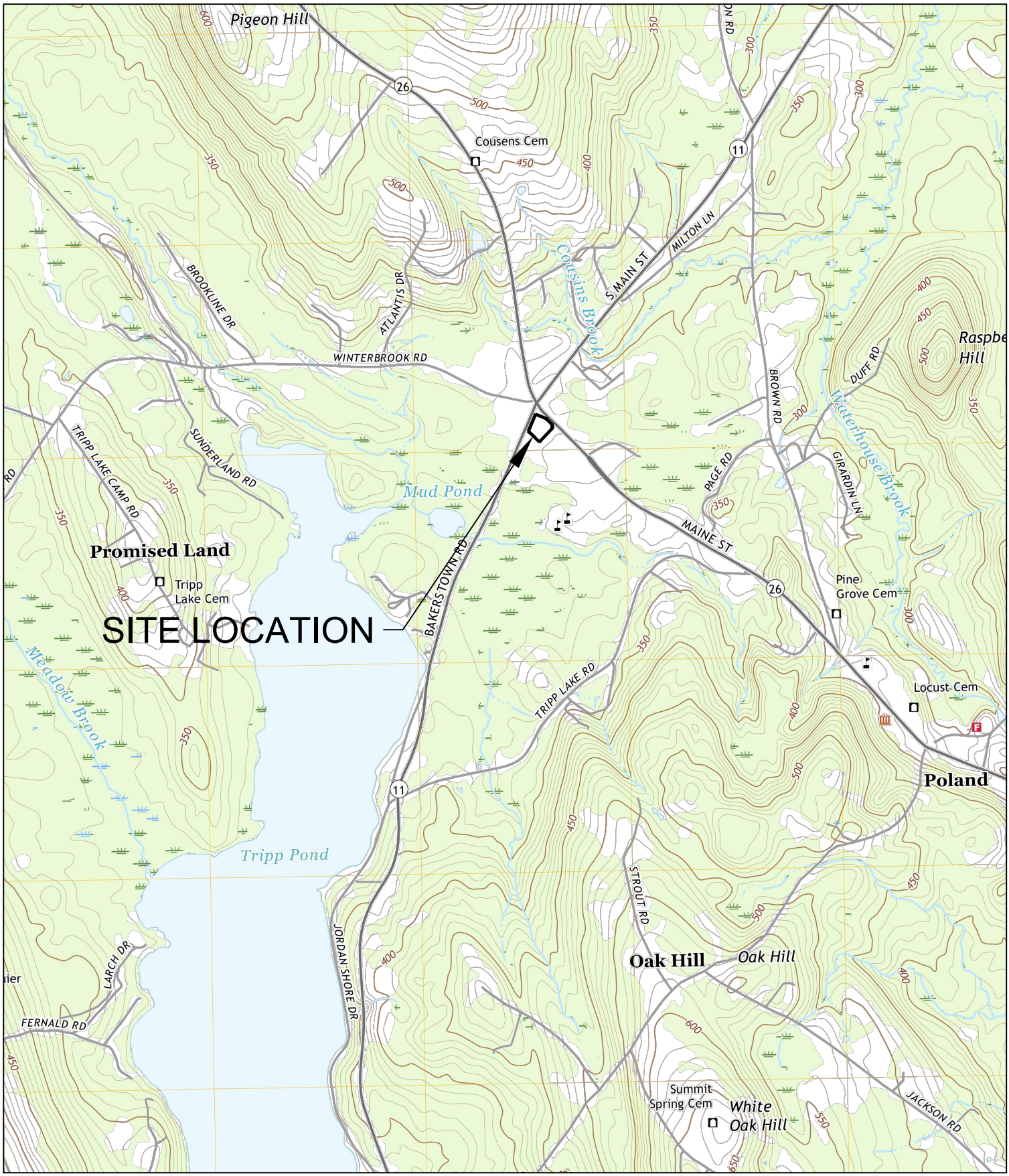
Based upon the results of this evaluation, the proposed stormwater design is not expected to cause flooding, erosion, or other significant adverse effects downstream of the site.

Appendices

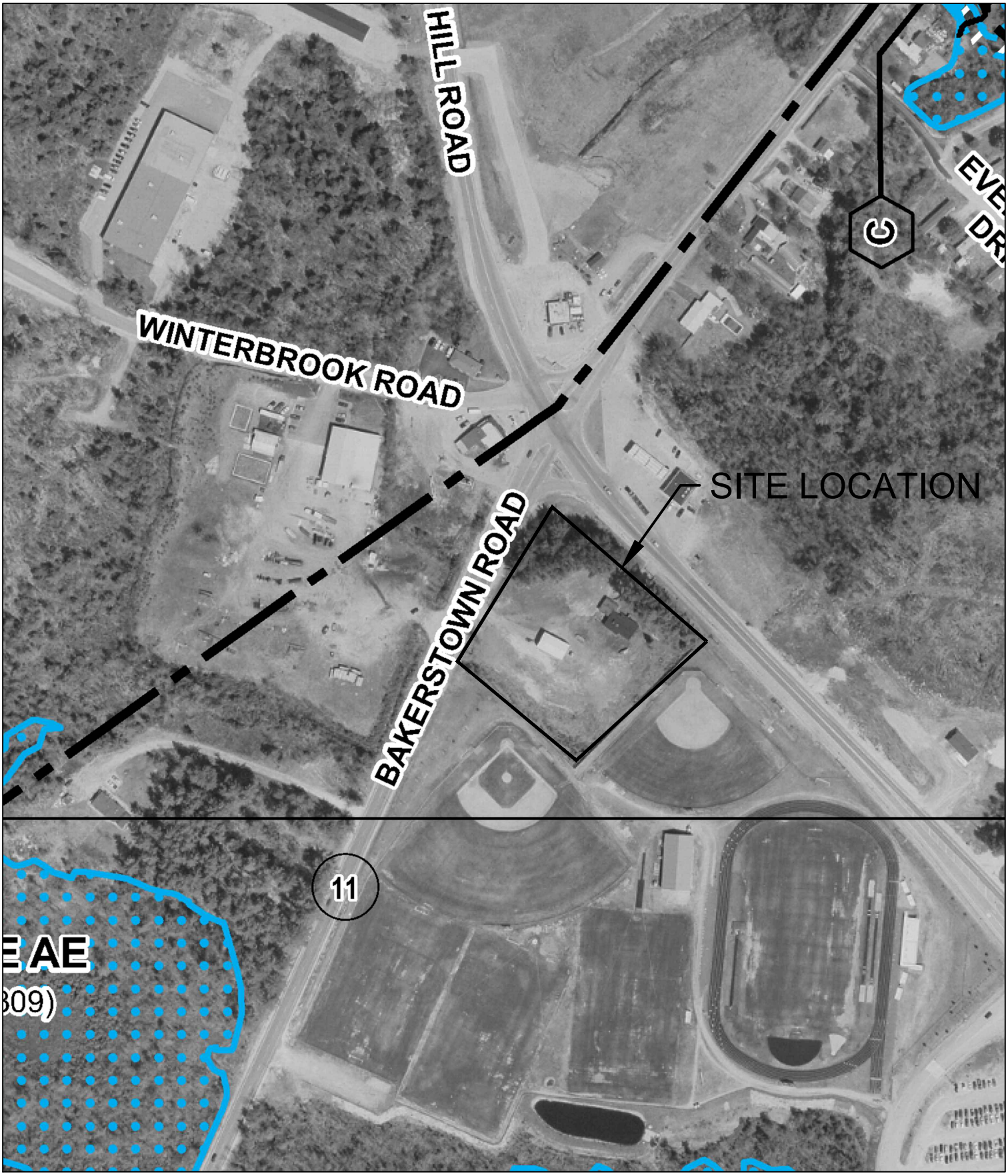
1 – Existing Conditions Figures
2 – Stormwater Infrastructure Inspection & Maintenance Manual
3 – BMP Design Calculations
4 – Watershed Maps
5 – Pre-Development HydroCAD Model
6 – Post-Development HydroCAD Model

APPENDIX 1

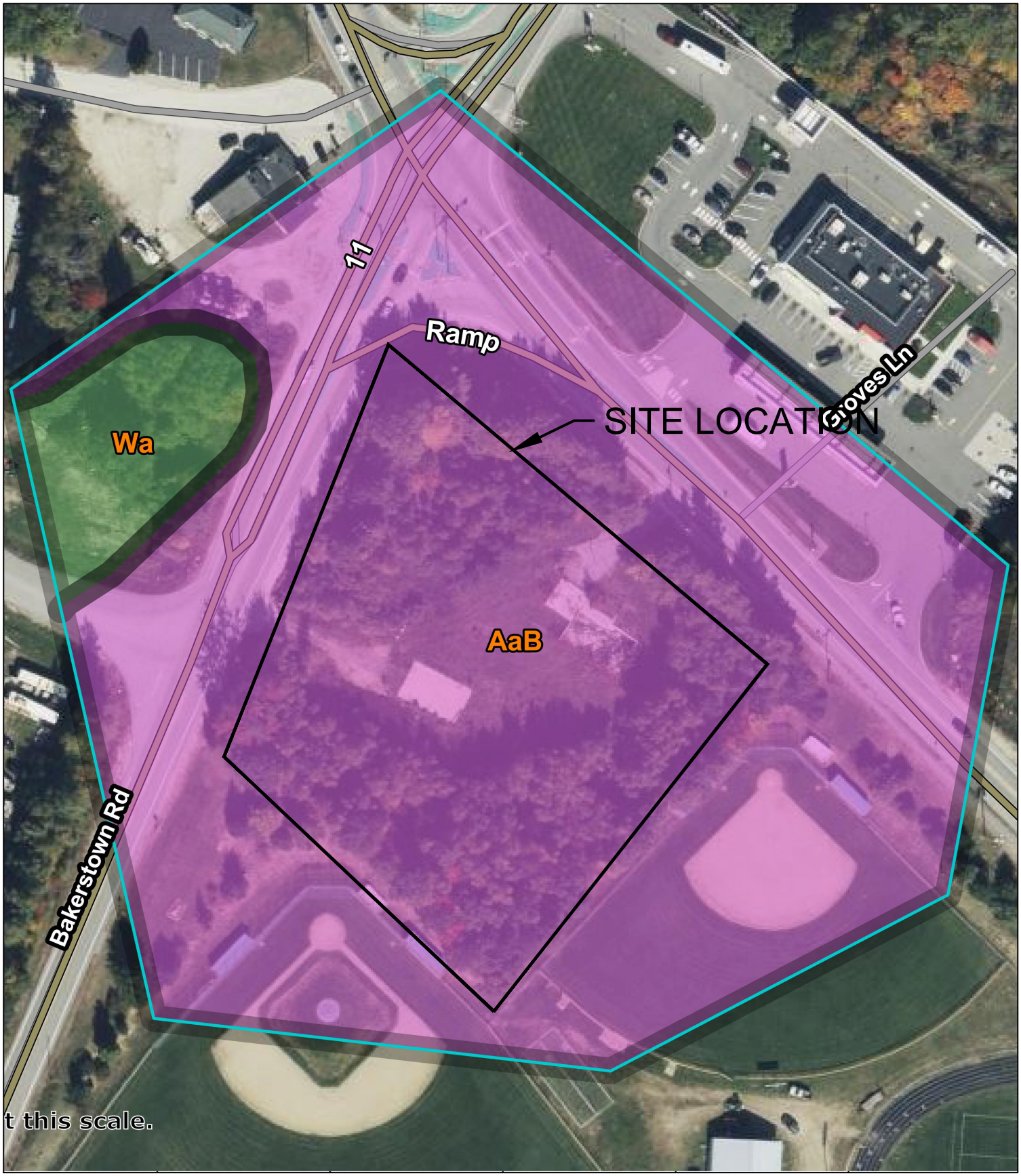
EXISTING CONDITIONS FIGURES



USGS QUADRANGLE MAP	TERRADYN CONSULTANTS, LLC	PROJECT NO.	SHEET
PROJECT: 1505 Maine Street	PINELAND 41 CAMPUS DRIVE, SUITE 101 NEW GLOUCESTER, ME 04260	22-138	1
PREPARED FOR: JONATHAN MACLEAN	PORTLAND 565 CONGRESS STREET, SUITE 201 PORTLAND, ME 04101	DATE 03/01/2022	OF 1
	207.926.5111 • info@terradynconsultants.com • www.terradynconsultants.com	SCALE 1"=2,000'	



FEMA MAP	TERRADYN CONSULTANTS, LLC	PROJECT NO. 22-03	SHEET 1
PROJECT: 1505 Maine Street	PINELAND 41 CAMPUS DRIVE, SUITE 101 NEW GLOUCESTER, ME 04260	DATE 01/10/2022	OF 1
PREPARED FOR: JONATHAN MACLEAN	PORTLAND 565 CONGRESS STREET, SUITE 201 PORTLAND, ME 04101	SCALE 1"=700'	
	207.926.5111 • info@terradynconsultants.com • www.terradynconsultants.com		



SOILS MAP	TERRADYN CONSULTANTS, LLC	PINELAND 41 CAMPUS DRIVE, SUITE 101 NEW GLOUCESTER, ME 04260 PORTLAND 565 CONGRESS STREET, SUITE 201 PORTLAND, ME 04101	PROJECT NO. 22-03	SHEET 1
PROJECT: 1505 Maine Street			DATE 01/10/2022	OF 1
PREPARED FOR: JONATHAN MACLEAN	207.926.5111 • info@terradynconsultants.com • www.terradynconsultants.com		SCALE 1"=100	

APPENDIX 2

STORMWATER INFRASTRUCTURE INSPECTION & MAINTENANCE MANUAL

Pineland
Cumberland Hall
41 Campus Drive, Suite 101
New Gloucester, ME 04260

Portland
565 Congress Street, Suite 201
Portland, ME 04101

1505 Maine Street
POLAND, MAINE
STORMWATER MANAGEMENT SYSTEM INSEPCTION & MAINTENANCE PLAN

Project Owner/Developer: Jonathan MacLean
1026 Bakerstown Road
Poland, ME 04274

Responsible Party: Jonathan MacLean
1026 Bakerstown Road
Poland, ME 04274

Prepared By: Craig Sweet, P.E.
Terradyn Consultants, LLC
41 Campus Drive, Suite 101
New Gloucester, Maine 04260
(207) 926-5111

INTRODUCTION:

Regular inspection and maintenance of the entire stormwater management system is crucial to the long-term effectiveness of the system. The responsible party must provide regular inspection and maintenance of all permanent erosion control measures and stormwater management structures, establish any contract services required to implement the program, and keep records and a maintenance log book of inspection and maintenance activities. At a minimum, the inspection and maintenance activities outlined herein should be performed at the recommended intervals.

All measures must be maintained in effective operating condition. A person with knowledge of erosion and sedimentation practices, stormwater management, and the standards and conditions of all local, state and federal permits for the project shall conduct the inspections. The following areas, facilities, and measures must be inspected and identified deficiencies must be corrected.

INSPECTION TASKS

1. Inspect **vegetated areas**, particularly slopes and embankments, early in the growing season or after heavy rains to identify active or potential erosion problems. Replant bare areas or areas with sparse growth. Where rill erosion is evident, armor the area with an appropriate lining or divert the erosive flows to on-site areas able to withstand the concentrated flows.

2. Inspect **ditches, swales and other open stormwater channels** in the spring, in late fall, and after heavy rains to remove any obstructions to flow, remove accumulated sediments and debris, to control vegetated growth that could obstruct flow, and to repair any erosion of the ditch lining. Vegetated ditches must be mowed at least annually or otherwise maintained to control the growth of woody vegetation and maintain flow capacity. Any woody vegetation growing through riprap linings must also be removed. Repair any slumping side slopes as soon as practicable. If the ditch has a riprap lining, replace riprap on areas where any underlying filter fabric or underdrain gravel is showing through the stone or where stones have dislodged. The channel must receive adequate routine maintenance to maintain capacity and prevent or correct any erosion of the channel's bottom or sideslopes.

3. Inspect **culverts** in the spring, in late fall, and after heavy rains to remove any obstructions to flow; remove accumulated sediments and debris at the inlet, at the outlet, and within the conduit; and to repair any erosion damage at the culvert's inlet and outlet.

4. Inspect **gravel wetlands** semiannually. The plant biomass should be harvested annually, and accumulated sediment removed at intervals of 5-10 years. These activities may disrupt the wetlands system and may require some vegetation re-establishment. The riser pipes may clog and will require annual clean-out (it should be done in the winter time when one can walk on the wetland).

    a. First Year Post-Construction: Inspection frequency should occur after every major storm in the first year following construction.
        i. Inspect that the system drains within 24-48 hours.
        ii. The plants may need watering if necessary during the first growing season. Revegetate if the vegetation is poorly establishing.
        iii. Identify areas of erosion and make timely repairs.
        iv. Check all inlets, outlets and subdrains for proper functioning. Risers may need to be cleaned.
    b. Post-Construction: Inspection frequency should occur at least every 6 months and after every major storm. Activities are expected to include:
        i. Check the basin for a dense root mat establishment of wetland vegetation.
        ii. Check and clean the risers if there is evidence of standing water, discolored water or accumulated sediments in the cells.
        iii. Check and clean the forebay for sediments, trash and debris. When sediments have accumulated to a depth of 12 inches, standing water is persistent or wetland vegetation become established, the forebay will need to be excavated and reformed.
        iv. Verify that the cells drain within 24-48 hours. Sediment will need to be removed when an accumulation of 4 inches is evident over the wetland surface.

v. Check and clean all outlets and overflow spillway if blocked or there is evidence of structural damage or erosion.
vi. Remove decaying vegetation, litter and debris.
vii. Check for foreign species. Particular care must be used to avoid the unintended introduction of invasive species such as purple loosestrife (Lythrum salicaria) and common reed (Phragmites australis). It is recommended that a qualified wetland biologist be consulted when these are found in the area of the gravel wetland.

Recertification requirement:

Within three months of the expiration of each five-year interval from the date of issuance of the permit, the permittee shall certify the following to the Department.

(a) All areas of the project site have been inspected for areas of erosion, and appropriate steps have been taken to permanently stabilize these areas.

(b) All aspects of the stormwater control system are operating as approved, have been inspected for damage, wear, and malfunction, and appropriate steps have been taken to repair or replace the system, or portions of the system, as necessary.

(c) The stormwater maintenance plan for the site is being implemented as approved by the Department, and the maintenance log is being maintained.

(d) All proprietary systems have been maintained according to the manufacturer's recommendations. Where required by the Department, the permittee shall execute a 5-year maintenance contract with a qualified professional for the coming 5-year interval. The maintenance contract must include provisions for routine inspections, cleaning and general maintenance.

(e) The Department may waive some or all of these recertification requirements on a case-by-case basis for permittees subject to the Department's Multi-Sector General Permit ("MSGP") and/or Maine Pollutant Discharge Elimination System ("MEPDES") programs where it is demonstrated that these programs are providing stormwater control that is at least as effective as required pursuant to this Chapter.

Conveyance & Distribution Systems: (Stormwater Channels & Culverts, etc.)

1. Inspection schedule:

a. Inspect ditches, swales and other open stormwater channels in the spring, in late fall, and after heavy rains (one inch of rain in 24 hours) to remove any obstructions to flow, remove accumulated sediments and debris, to control vegetated growth that could obstruct flow, and to repair any erosion of the ditch lining. Vegetated ditches must be mowed at least annually or otherwise maintained to control the growth of woody vegetation and maintain flow capacity. Any woody vegetation growing through riprap linings must also be removed. Repair any

slumping side slopes as soon as practicable. If the ditch has a riprap lining, replace riprap on areas where any underlying filter fabric or underdrain gravel is showing through the stone or where stones have dislodged. The channel must receive adequate routine maintenance to maintain capacity and prevent or correct any erosion of the channel's bottom or side-slopes.

b. Inspect culverts in the spring, in late fall, and after heavy rains to remove any obstructions to flow; remove accumulated sediments and debris at the inlet, at the outlet, and within the conduit; and to repair any erosion damage at the culvert's inlet and outlet.

c. Inspect vegetated areas, particularly slopes and embankments, early in the growing season or after heavy rains to identify active or potential erosion problems. Replant bare areas or areas with sparse growth. Where rill erosion is evident, armor the area with an appropriate lining or divert the erosive flows to on-site areas able to withstand the concentrated flows.

2. Mowing: Grass should not be trimmed extremely short, as this will reduce the filtering effect of the swale (MPCA, 1989). The cut vegetation should be removed to prevent the decaying organic litter from adding pollutants to the discharge from the swale. The mowed height of the grass should be 2-4 inches taller than the maximum flow depth of the design water quality storm. A minimum mow height of 6 inches is generally recommended (Galli, 1993).

3. Erosion: It is important to install erosion and sediment control measures to stabilize this area as soon as possible and to retain any organic matter in the bottom of the trench.

4. Fertilization: Routine fertilization and/or use of pesticides is strongly discouraged. If complete re-seeding is necessary, half the original recommended rate of fertilizer should be applied with a full rate of seed.

5. Sediment Removal: The level of sediment deposition in the channel should be monitored regularly, and removed from grassed channels before permanent damage is done to the grassed vegetation, or if infiltration times are longer than 12 hours. Sediment should be removed from riprap channels when it reduces the capacity of the channel.

Roadway Surfaces:

Paved surfaces shall be swept or vacuumed at least once annually in the Spring to remove all Winter sand, and periodically during the year on an as-needed basis to minimize transportation of sediment during rainfall events.

Vegetated Swales:

Mowing: Grass should not be trimmed extremely short, as this will reduce the filtering effect of the swale (MPCA, 1989). The cut vegetation should be removed to prevent the decaying organic litter from adding pollutants to the discharge from the swale. The mowed height of the grass should be 2-4 inches taller than the maximum flow depth of the design water quality storm. A minimum mow height of 6 inches is generally recommended (Galli, 1993).

Routine Maintenance and Inspection: The area should be inspected for failures following heavy rainfall (one inch of rain in 24 hours) and repaired as necessary for newly formed channels or gullies, reseeding/sodding of bare spots, removal of trash, leaves and/or accumulated sediments, the control of woody or other undesirable vegetation and to check the condition and integrity of the check dams.

Aeration: The buffer strip may require periodic mechanical aeration to restore infiltration capacity. This aeration must be done during a time when the area can be reseeded and mulched prior to any significant rainfall.

Erosion: It is important to install erosion and sediment control measures to stabilize this area as soon as possible and to retain any organic matter in the bottom of the trench.

Fertilization: Routine fertilization and/or use of pesticides is strongly discouraged. If complete re-seeding is necessary, half the original recommended rate of fertilizer should be applied with a full rate of seed.

Sediment Removal: The level of sediment deposition in the channel should be monitored regularly, and removed from grassed channels before permanent damage is done to the grassed vegetation, or if infiltration times are longer than 12 hours. Sediment should be removed from riprap channels when it reduces the capacity of the channel.

DOCUMENTATION

Keep a log (report) summarizing inspections, maintenance, and any corrective actions taken. The log must include the date on which each inspection or maintenance task was performed, a description of the inspection findings or maintenance completed, and the name of the inspector or maintenance personnel performing the task. If a maintenance task requires the clean-out of any sediments or debris, indicate where the sediment and debris was disposed after removal. The log must be made accessible to Department of Environmental Protection staff and a copy provided to the Department upon request. The permittee shall retain a copy of the log for a period of at least five years from the completion of permanent stabilization.

The log attached at the end of this plan is from the *Maine Erosion and Sediment Control Best Management Practices (BMPs) Manual for Designers and Engineers (May 2016)*. The log may be used or adapted for this project.

ATTACHMENTS:
Stormwater Management Facilities Inspection & Maintenance Log

Stormwater Management Facilities
Inspection & Maintenance Log
1505 Maine Street

General Information:

Inspected by:	Date:	Weather:

Reason for Inspection: (Regular Inspection) (Major Rain Event)

BMP	Conditions Observed	Repairs Needed?
1. Vegetated Areas		
2. Ditches, Swales, Open Channels		
3. Culverts		
5. Gravel Wetland		

Detailed Repair Notes:

BMP Type	Date	Description of Repairs & Sediment Disposal

Notes:
If a maintenance task requires the clean-out of any sediments or debris, indicate where the sediment and debris was disposed after removal. A copy of this log shall be retained for a period of at least five years from the completion of permanent stabilization. The log must be made accessible to Department of Environmental Protection staff and a copy provided to the Department upon request.

APPENDIX 3

BMP DESIGN CALCULATIONS

STAGE STORAGE CALCULATIONS

GRAVEL WETLAND #1

WATERSHED IMPERVIOUS AREA=	54711	SF
WATERSHED LANDSCAPED AREA=	38892	SF
REQUIRED WQV=	5856	CF
PROVIDED WQV=	7078	CF
REQUIRED SA=	3513.0	
PROVIDED SA=	3760	

Forebay

STAGE (FT)	AREA (SF)	STORAGE (CF)
314	352	0
315	976	664
315.25	1145	929

Cell #1

STAGE (FT)	AREA (SF)	STORAGE (CF)
314	1880	0
315	2806	2343
315.25	3047	3075

Cell #2

STAGE (FT)	AREA (SF)	STORAGE (CF)
314	1880	0
315	2806	2343
315.25	3047	3075

Total Pond

STAGE (FT)	AREA (SF)	STORAGE (CF)
314	4112	0
315	6588	5350
315.25	7239	7078
315.5	7883	7078
316	8260	11114

APPENDIX 4

WATERSHED MAPS

MAINE STREET (ROUTE 26)

OLD ENTRANCE

PAVED SIDEWALK

PAVED SIDEWALK

BAKERSTOWN ROAD (ROUTE 11)

GRANITE CITY AVENUE

±18" HDPE

SP

DOUBLE 12IN.

10IN.

18IN.

19IN.

20IN.

23IN.

30 FOOT MUNICIPAL SETBACK

WS1

30 FOOT MUNICIPAL SETBACK

SF
L=150'
S=0.01

ScF
L=318'
S=0.02

1FT CMP BURRIED

GRAVEL ENTRANCE

BACKSTOP FENCE

DUG OUT

ERP SEPTIC SYSTEM DESIGN

9' STOCKADE FENCE

4' CHAIN LINK FENCE

10 FOOT MUNICIPAL SETBACK

10 FOOT MUNICIPAL SETBACK

9' STOCKADE FENCE

N/F
REGIONAL SCHOOL UNIT #16
7978/88 ~ 7-20-10
TM 15-6
1457 MAINE STREET

3 AGGREGATE ROAD
POLAND, ME 04274

GRID NORTH

WATERSHED LEGEND

PREDEVELOPMENT		POSTDEVELOPMENT
	WATERSHED BOUNDARY	
	Tc FLOWPATH	
	SOILS BOUNDARY	
000	SUBCATCHMENT	000
000	POND	000
000	REACH	000
000	STUDY POINT	000
A	Tc LABEL	A

GRAPHIC SCALE

20 0 10 20 40

(IN FEET)
1 INCH = 20 FT.

STATE OF MAINE
CRAIG M. SWEET
No. 15060
LICENSED
PROFESSIONAL ENGINEER

DATE: 3/2/2023

P.E.: CRAIG M. SWEET

NO.	DATE	REVISIONS	APP'D BY

TERRADYN CONSULTANTS, LLC

41 CAMPUS DRIVE
SUITE 301
NEW GLOUCESTER, ME 04260

565 CONGRESS STREET
SUITE 201
PORTLAND, ME 04102

OFFICE: (207) 926-5111 FAX: (207) 221-1317
www.terradynconsultants.com

Civil Engineering | Land Planning | Stormwater Design | Environmental Permitting

PERMIT DRAWING
NOT FOR CONSTRUCTION

PROJECT:
1505 MAINE STREET
1505 MAINE STREET, POLAND, MAINE

SHEET TITLE:
PRE DEVELOPMENT

CLIENT:
JONATHAN MACLEAN
1026 BAKERSTOWN ROAD
POLAND, MAINE 04274

DATE:	3/2/2023
SCALE:	1"=20'
DESIGNED:	
JOB NO:	22-138
SHEET	PRE

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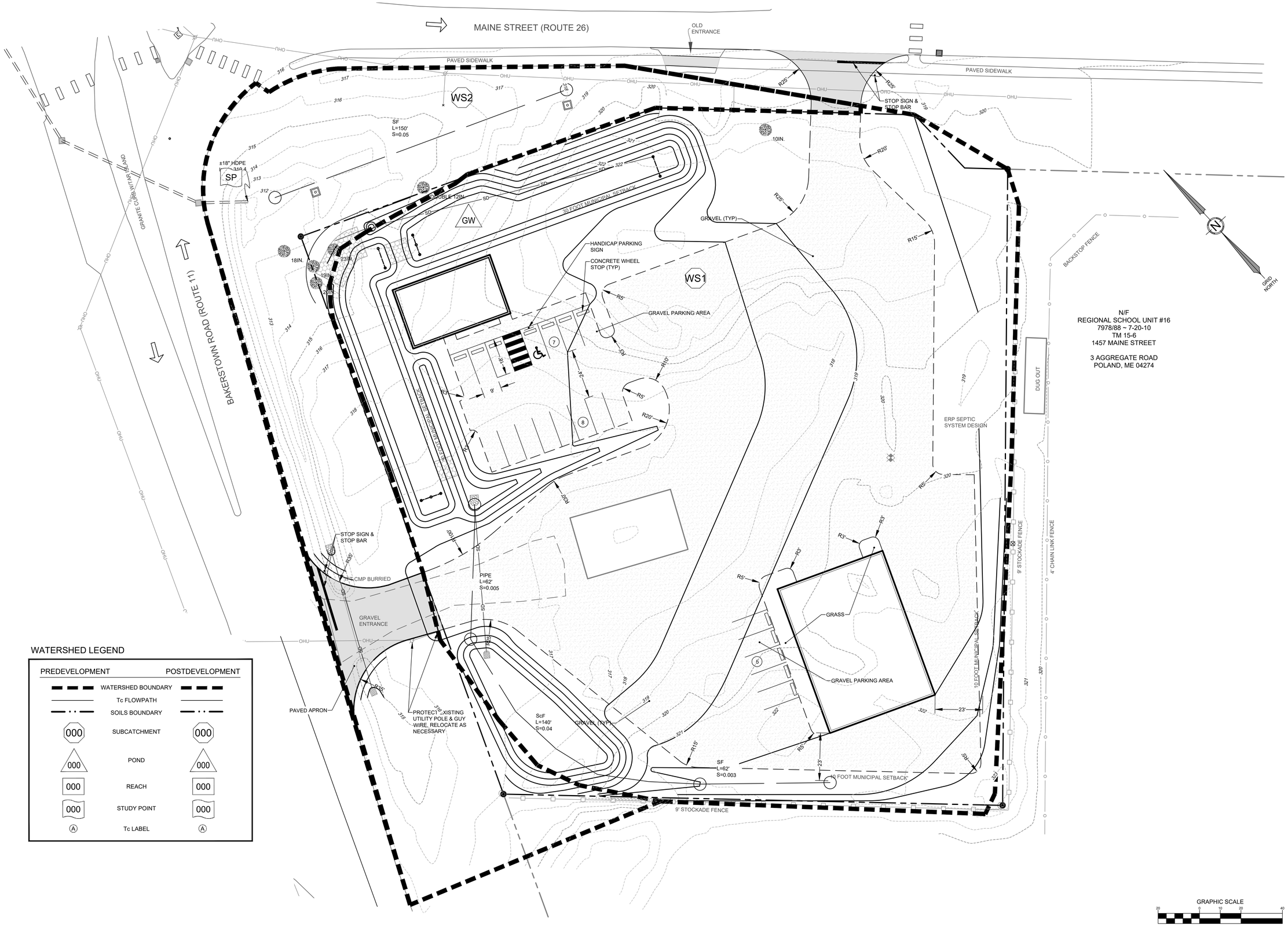

WATERSHED LEGEND

PREDEVELOPMENT		POSTDEVELOPMENT
	WATERSHED BOUNDARY	
	Tc FLOWPATH	
	SOILS BOUNDARY	
000	SUBCATCHMENT	000
000	POND	000
000	REACH	000
000	STUDY POINT	000
A	Tc LABEL	A

GRAPHIC SCALE

20 0 10 20 40

(IN FEET)
1 INCH = 20 FT.

STATE OF MAINE
CRAIG M. SWEET
No. 15060
LICENSED
PROFESSIONAL ENGINEER

DATE: 3/2/2023
P.E.: CRAIG M. SWEET

NO.	DATE	REVISIONS	APP'D BY

TERRADYN CONSULTANTS, LLC
41 CAMPUS DRIVE
SUITE 201
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565 CONGRESS STREET
SUITE 201
PORTLAND, ME 04102
FAX: (207) 221-1317
Civil Engineering | Land Planning | Stormwater Design | Environmental Permitting

PERMIT DRAWING
NOT FOR CONSTRUCTION

PROJECT:
1505 MAINE STREET
1505 MAINE STREET, POLAND, MAINE

SHEET TITLE:
POST DEVELOPMENT

CLIENT:
JONATHAN MACLEAN
1026 BAKERSTOWN ROAD
POLAND, MAINE 04274

DATE:	3/2/2023
SCALE:	1"=20'
DESIGNED:	
JOB NO:	22-138
SHEET	POST

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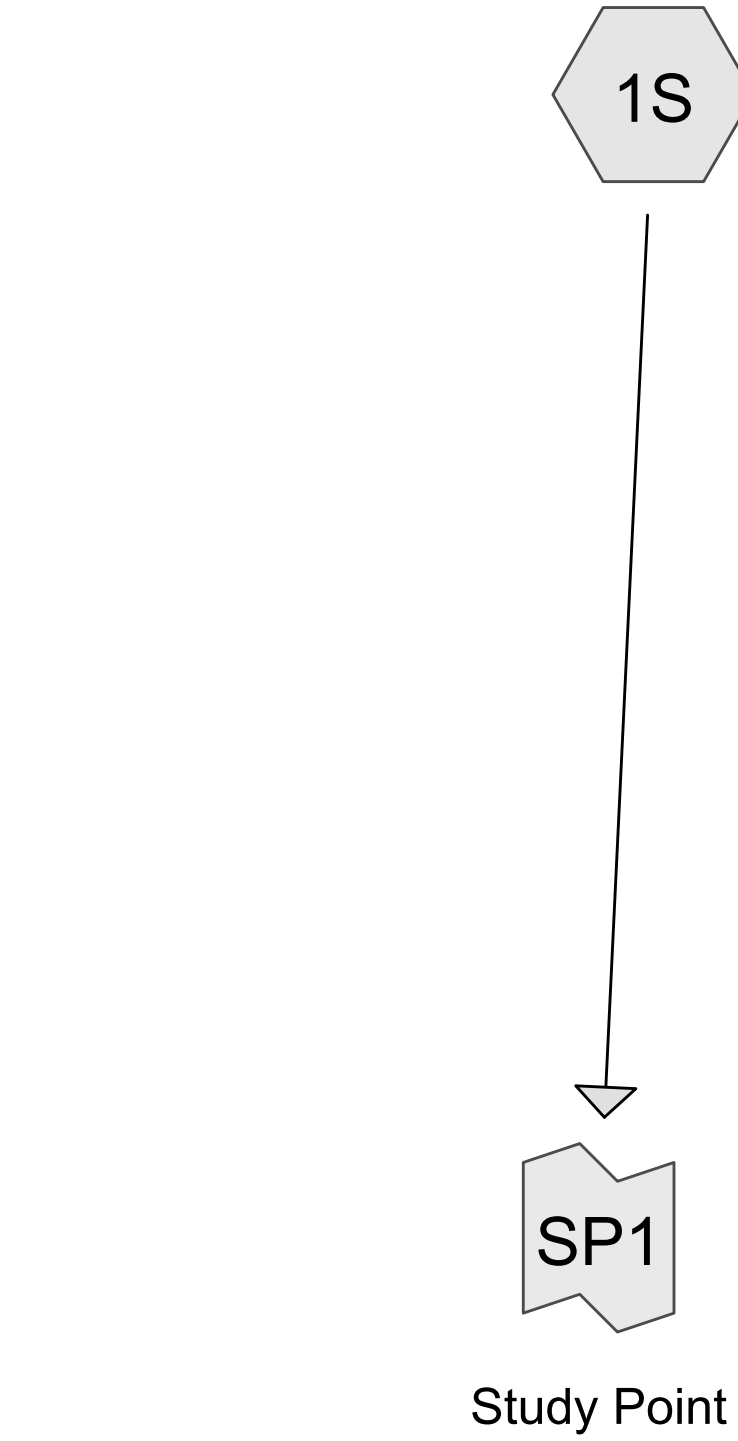
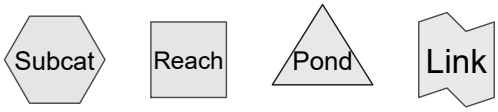
APPENDIX 5

PRE-DEVELOPMENT HYDROCAD MODEL





Routing Diagram for 22-138 PRE
Prepared by Terradyn Consultangs, LLC, Printed 3/14/2023
HydroCAD® 10.00-25 s/n 11267 © 2019 HydroCAD Software Solutions LLC

Area Listing (all nodes)

Area (acres)	CN	Description (subcatchment-numbers)
0.207	98	(1S)
2.677	43	Woods/grass comb., Fair, HSG A (1S)
2.883	**47**	**TOTAL AREA**

Soil Listing (all nodes)

Area (acres)	Soil Group	Subcatchment Numbers
2.677	HSG A	1S
0.000	HSG B	
0.000	HSG C	
0.000	HSG D	
0.207	Other	1S
2.883		**TOTAL AREA**

Ground Covers (all nodes)

HSG-A (acres)	HSG-B (acres)	HSG-C (acres)	HSG-D (acres)	Other (acres)	Total (acres)	Ground Cover	Subcatchment Numbers
0.000	0.000	0.000	0.000	0.207	0.207		1S
2.677	0.000	0.000	0.000	0.000	2.677	Woods/grass comb., Fair	1S
2.677	**0.000**	**0.000**	**0.000**	**0.207**	**2.883**	**TOTAL AREA**	

Summary for Subcatchment 1S:

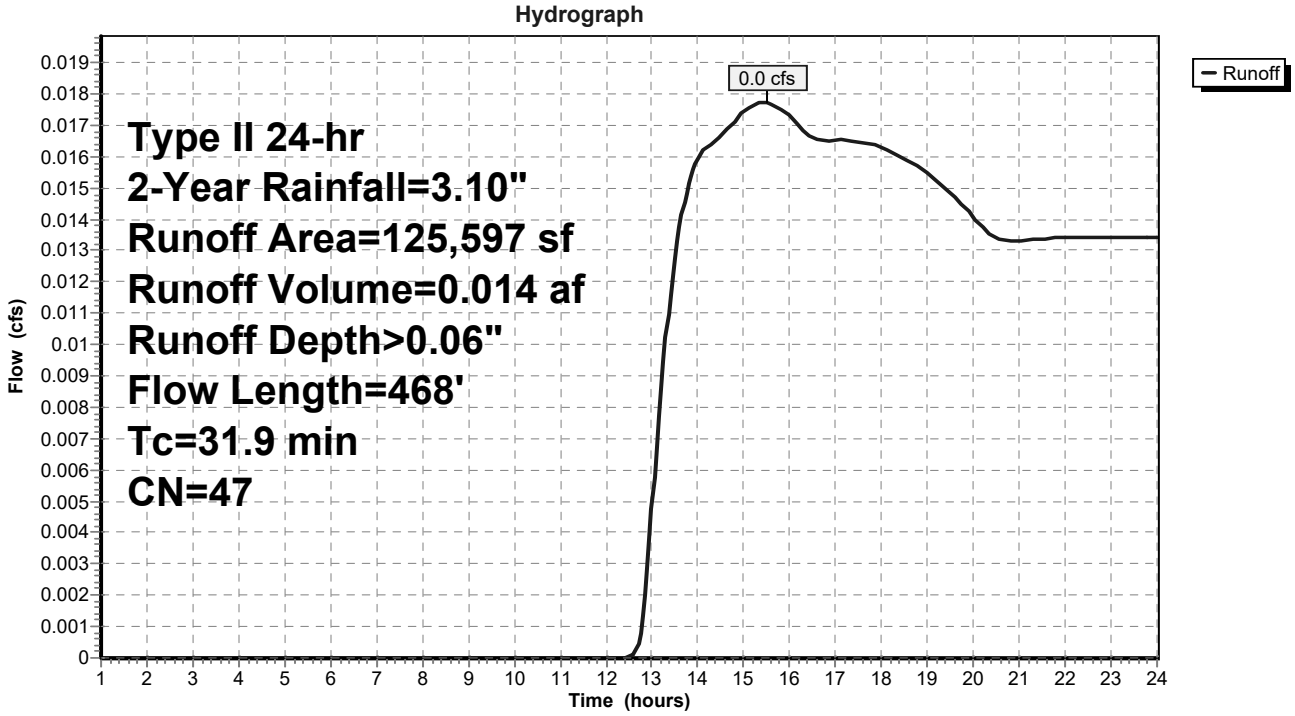
Runoff = 0.0 cfs @ 15.49 hrs, Volume= 0.014 af, Depth> 0.06"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 1.00-24.00 hrs, dt= 0.05 hrs
Type II 24-hr 2-Year Rainfall=3.10"

	Area (sf)	CN	Description
	116,593	43	Woods/grass comb., Fair, HSG A
*	9,004	98	
	125,597	47	Weighted Average
	116,593		92.83% Pervious Area
	9,004		7.17% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
26.5	150	0.0100	0.1		**Sheet Flow,** Grass: Dense n= 0.240 P2= 3.10"
5.4	318	0.0200	1.0		**Shallow Concentrated Flow,** Short Grass Pasture Kv= 7.0 fps
31.9	468	Total			

Subcatchment 1S:

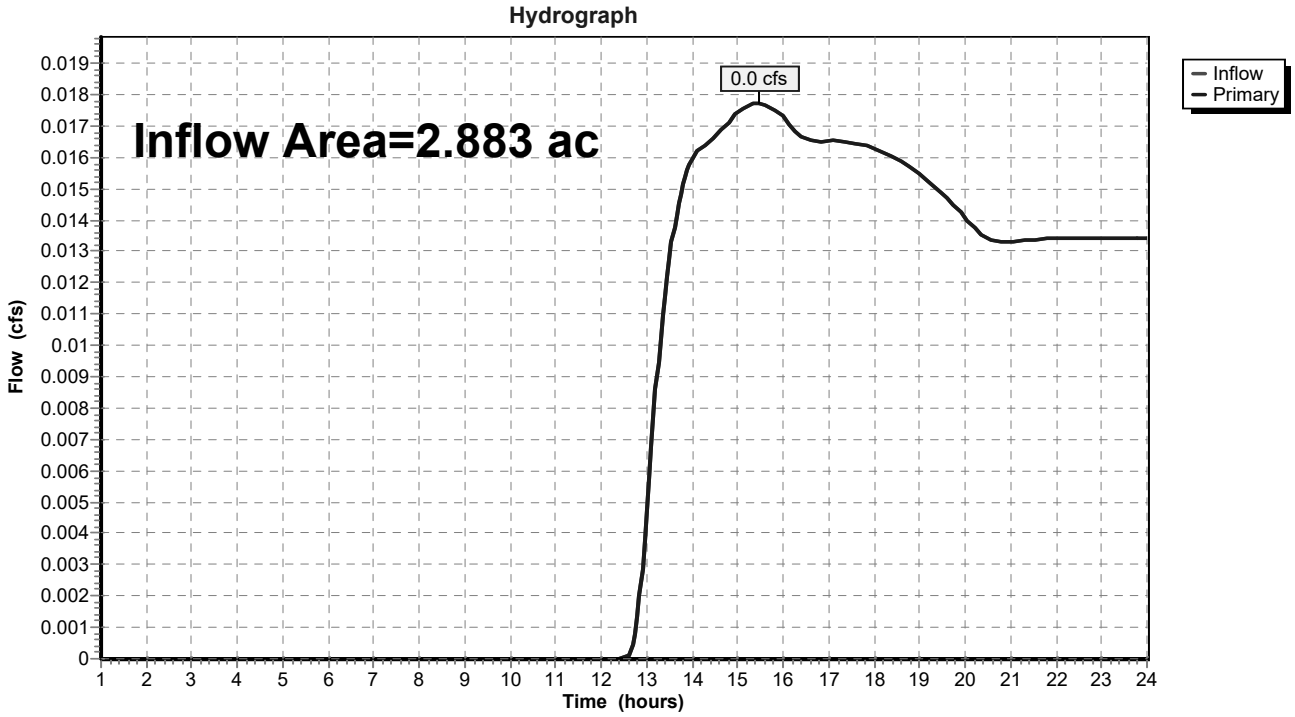


Summary for Link SP1: Study Point

Inflow Area = 2.883 ac, 7.17% Impervious, Inflow Depth > 0.06" for 2-Year event
Inflow = 0.0 cfs @ 15.49 hrs, Volume= 0.014 af
Primary = 0.0 cfs @ 15.49 hrs, Volume= 0.014 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 1.00-24.00 hrs, dt= 0.05 hrs

Link SP1: Study Point



Summary for Subcatchment 1S:

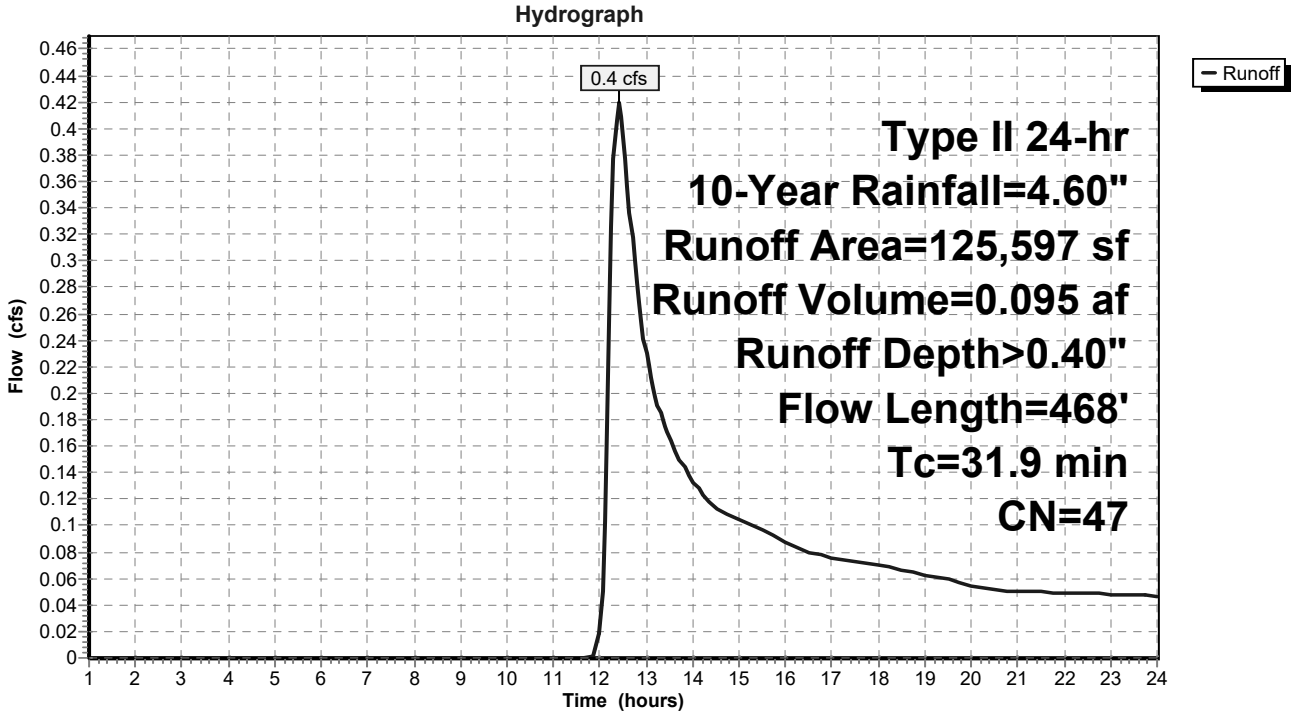
Runoff = 0.4 cfs @ 12.42 hrs, Volume= 0.095 af, Depth> 0.40"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 1.00-24.00 hrs, dt= 0.05 hrs
Type II 24-hr 10-Year Rainfall=4.60"

	Area (sf)	CN	Description
	116,593	43	Woods/grass comb., Fair, HSG A
*	9,004	98	
	125,597	47	Weighted Average
	116,593		92.83% Pervious Area
	9,004		7.17% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
26.5	150	0.0100	0.1		**Sheet Flow,** Grass: Dense n= 0.240 P2= 3.10"
5.4	318	0.0200	1.0		**Shallow Concentrated Flow,** Short Grass Pasture Kv= 7.0 fps
31.9	468	Total			

Subcatchment 1S:

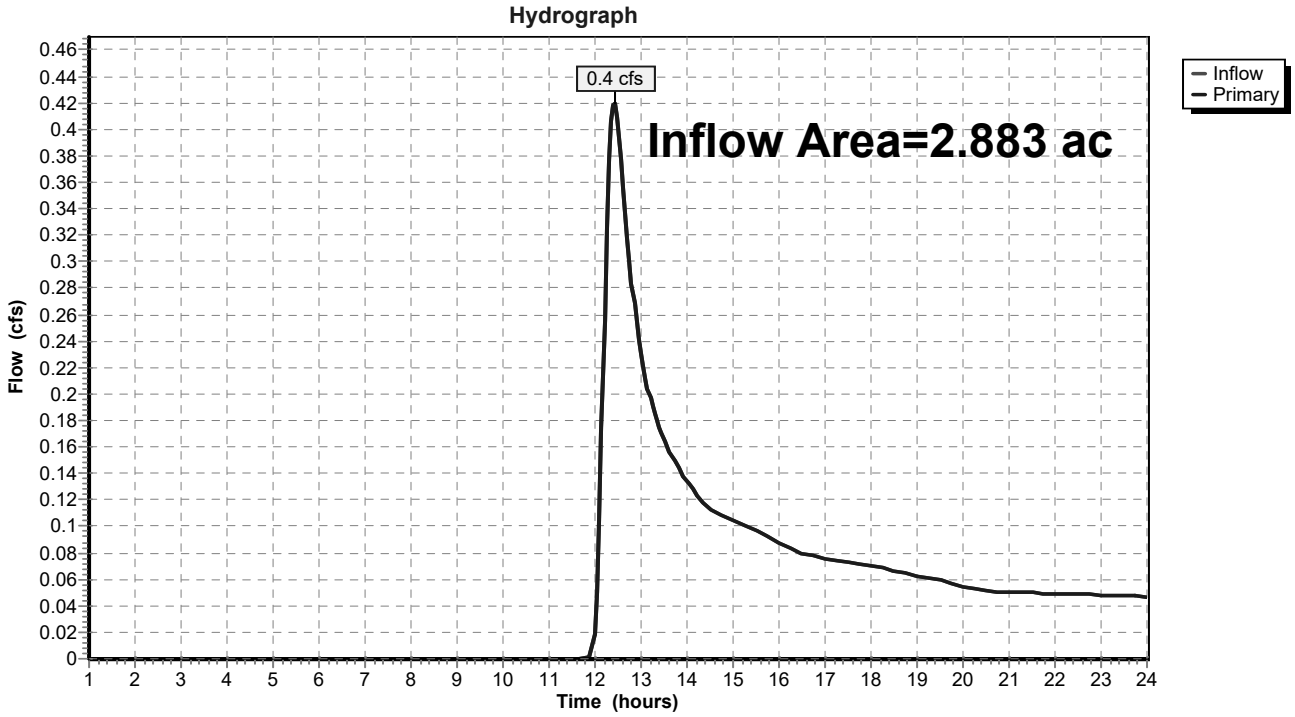


Summary for Link SP1: Study Point

Inflow Area = 2.883 ac, 7.17% Impervious, Inflow Depth > 0.40" for 10-Year event
Inflow = 0.4 cfs @ 12.42 hrs, Volume= 0.095 af
Primary = 0.4 cfs @ 12.42 hrs, Volume= 0.095 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 1.00-24.00 hrs, dt= 0.05 hrs

Link SP1: Study Point



Summary for Subcatchment 1S:

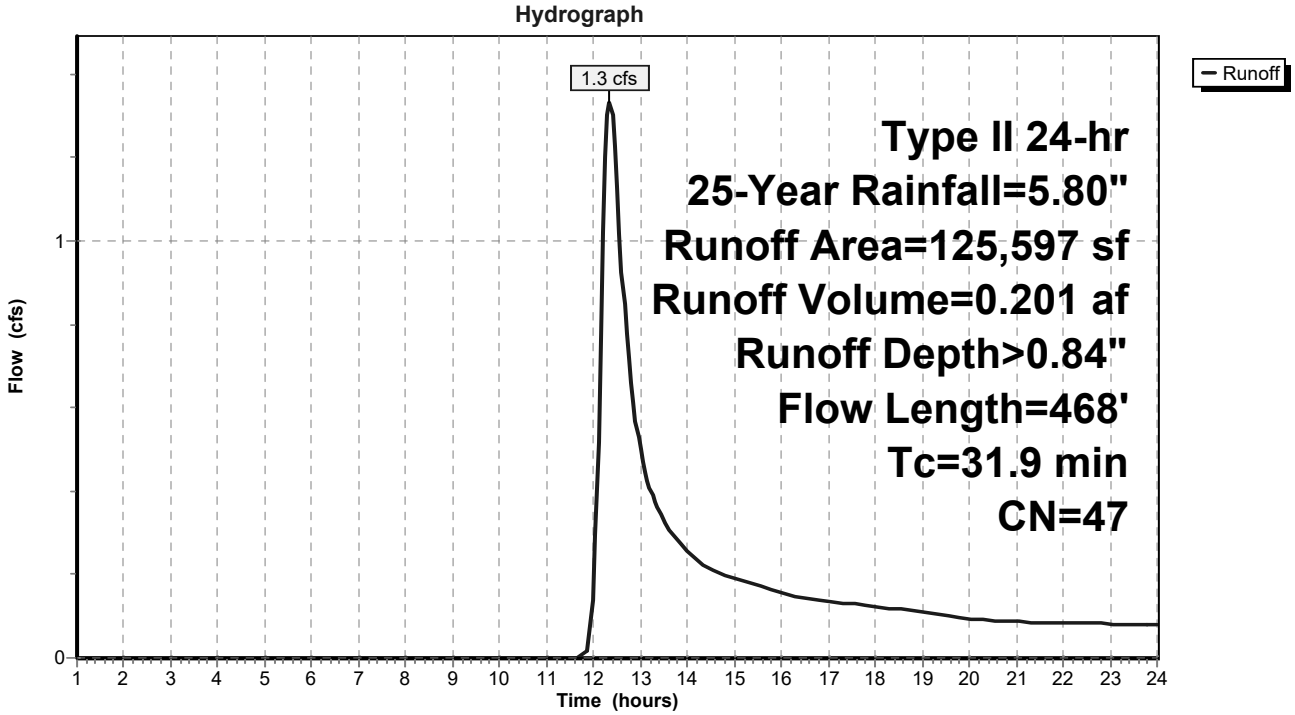
Runoff = 1.3 cfs @ 12.35 hrs, Volume= 0.201 af, Depth> 0.84"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 1.00-24.00 hrs, dt= 0.05 hrs
Type II 24-hr 25-Year Rainfall=5.80"

	Area (sf)	CN	Description
	116,593	43	Woods/grass comb., Fair, HSG A
*	9,004	98	
	125,597	47	Weighted Average
	116,593		92.83% Pervious Area
	9,004		7.17% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
26.5	150	0.0100	0.1		**Sheet Flow,** Grass: Dense n= 0.240 P2= 3.10"
5.4	318	0.0200	1.0		**Shallow Concentrated Flow,** Short Grass Pasture Kv= 7.0 fps
31.9	468	Total			

Subcatchment 1S:

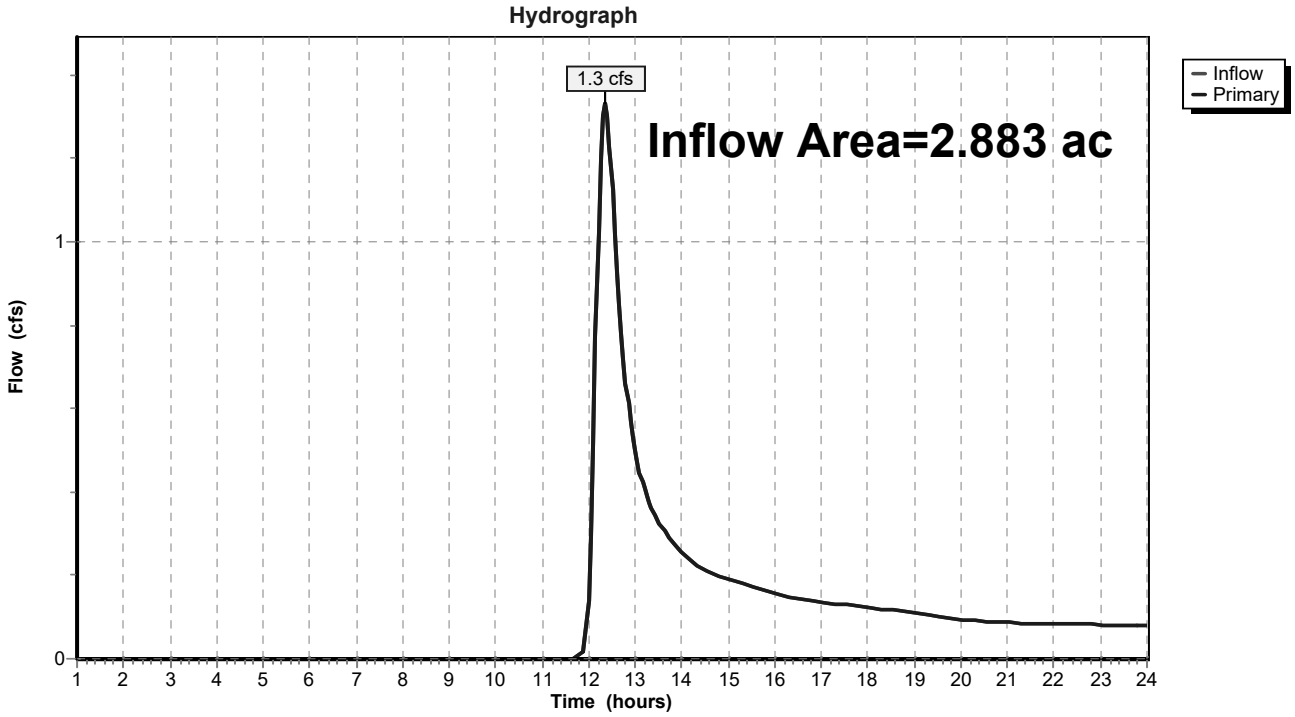


Summary for Link SP1: Study Point

Inflow Area = 2.883 ac, 7.17% Impervious, Inflow Depth > 0.84" for 25-Year event
Inflow = 1.3 cfs @ 12.35 hrs, Volume= 0.201 af
Primary = 1.3 cfs @ 12.35 hrs, Volume= 0.201 af, Atten= 0%, Lag= 0.0 min

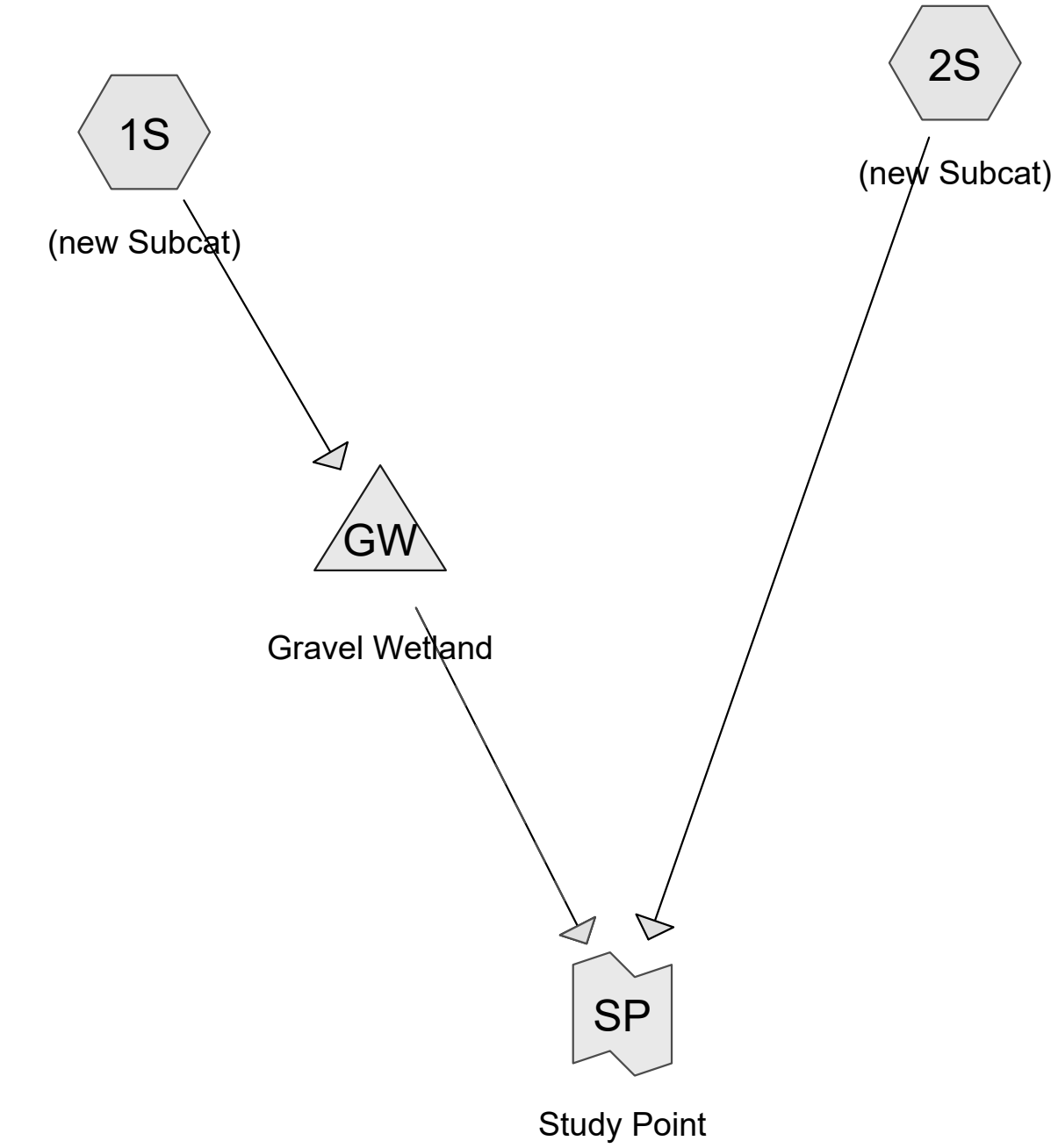
Primary outflow = Inflow, Time Span= 1.00-24.00 hrs, dt= 0.05 hrs

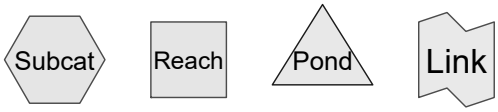
Link SP1: Study Point



APPENDIX 6

POST-DEVELOPMENT HYDROCAD MODEL





Routing Diagram for 22-138 POST
Prepared by Terradyn Consultangs, LLC, Printed 3/14/2023
HydroCAD® 10.00-25 s/n 11267 © 2019 HydroCAD Software Solutions LLC

Area Listing (all nodes)

Area (acres)	CN	Description (subcatchment-numbers)
1.300	98	(1S, 2S)
0.893	39	>75% Grass cover, Good, HSG A (1S)
0.690	32	Woods/grass comb., Good, HSG A (2S)
2.883	**64**	**TOTAL AREA**

Soil Listing (all nodes)

Area (acres)	Soil Group	Subcatchment Numbers
1.583	HSG A	1S, 2S
0.000	HSG B	
0.000	HSG C	
0.000	HSG D	
1.300	Other	1S, 2S
2.883		**TOTAL AREA**

Ground Covers (all nodes)

HSG-A (acres)	HSG-B (acres)	HSG-C (acres)	HSG-D (acres)	Other (acres)	Total (acres)	Ground Cover	Subcatchment Numbers
0.000	0.000	0.000	0.000	1.300	1.300		1S, 2S
0.893	0.000	0.000	0.000	0.000	0.893	>75% Grass cover, Good	1S
0.690	0.000	0.000	0.000	0.000	0.690	Woods/grass comb., Good	2S
1.583	**0.000**	**0.000**	**0.000**	**1.300**	**2.883**	**TOTAL AREA**	

Summary for Subcatchment 1S: (new Subcat)

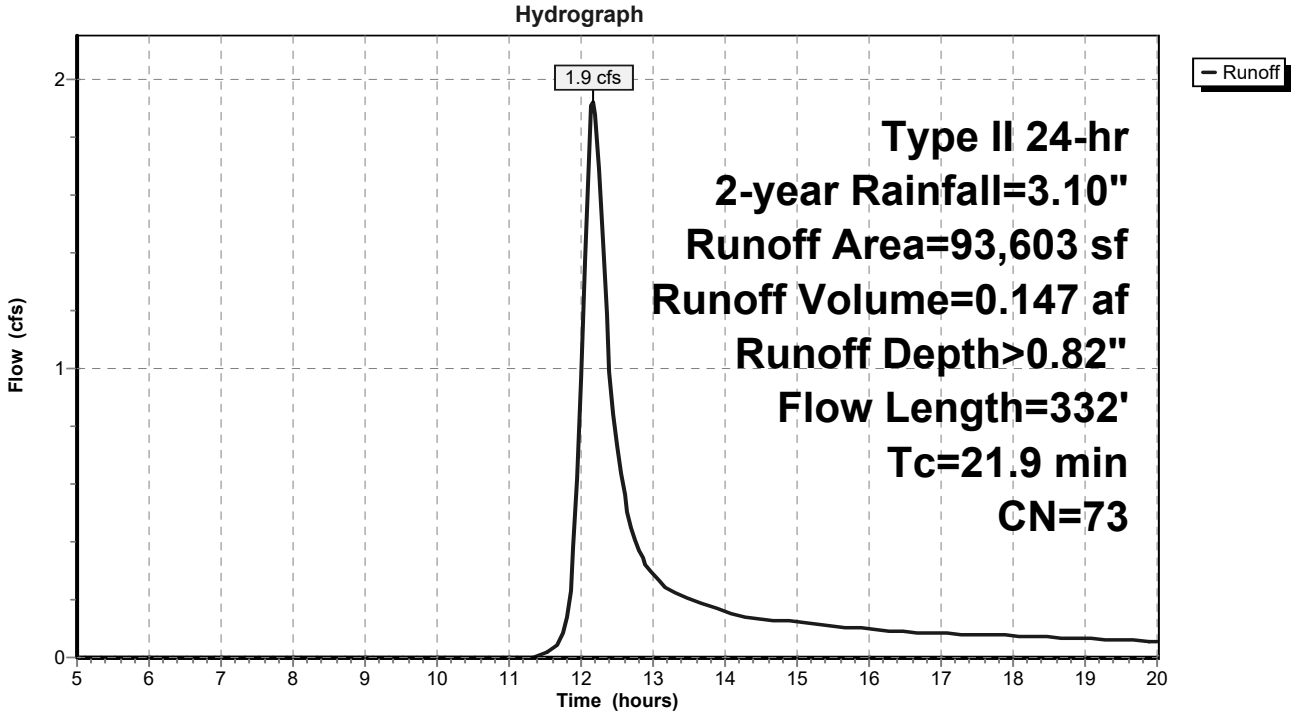
Runoff = 1.9 cfs @ 12.17 hrs, Volume= 0.147 af, Depth> 0.82"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 2-year Rainfall=3.10"

	Area (sf)	CN	Description
	38,892	39	>75% Grass cover, Good, HSG A
*	54,711	98	
	93,603	73	Weighted Average
	38,892		41.55% Pervious Area
	54,711		58.45% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
19.9	130	0.0060	0.11		**Sheet Flow,** Grass: Short n= 0.150 P2= 3.10"
1.7	140	0.0400	1.40		**Shallow Concentrated Flow,** Short Grass Pasture Kv= 7.0 fps
0.3	62	0.0050	3.72	4.57	**Pipe Channel,** 15.0" Round Area= 1.2 sf Perim= 3.9' r= 0.31' n= 0.013 Corrugated PE, smooth interior
21.9	332	Total			

Subcatchment 1S: (new Subcat)



Summary for Subcatchment 2S: (new Subcat)

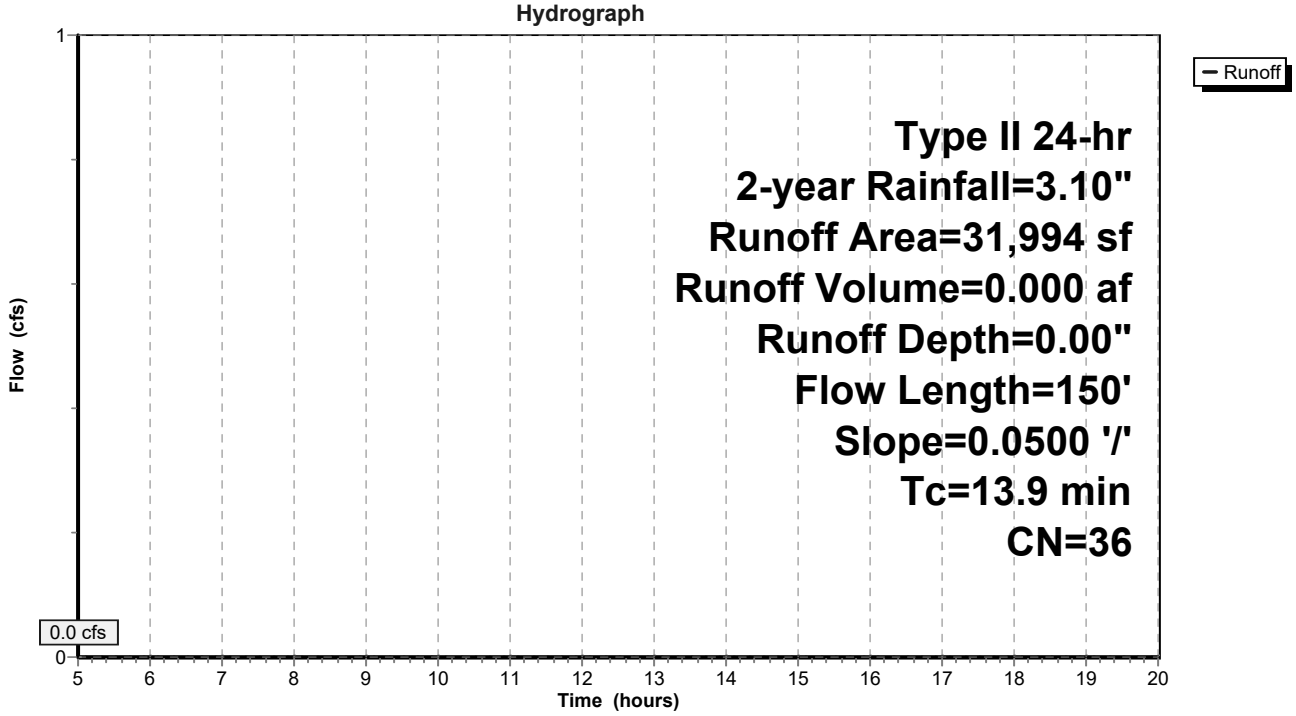
Runoff = 0.0 cfs @ 5.00 hrs, Volume= 0.000 af, Depth= 0.00"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 2-year Rainfall=3.10"

	Area (sf)	CN	Description
	30,076	32	Woods/grass comb., Good, HSG A
*	1,918	98	
	31,994	36	Weighted Average
	30,076		94.01% Pervious Area
	1,918		5.99% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
13.9	150	0.0500	0.18		**Sheet Flow,** Grass: Dense n= 0.240 P2= 3.10"

Subcatchment 2S: (new Subcat)



Summary for Pond GW: Gravel Wetland

Inflow Area =	2.149 ac, 58.45% Impervious, Inflow Depth > 0.82" for 2-year event				
Inflow =	1.9 cfs @	12.17 hrs,	Volume=	0.147 af	
Outflow =	0.0 cfs @	20.00 hrs,	Volume=	0.018 af,	Atten= 99%, Lag= 470.0 min
Primary =	0.0 cfs @	20.00 hrs,	Volume=	0.018 af	
Secondary =	0.0 cfs @	5.00 hrs,	Volume=	0.000 af	

Routing by Dyn-Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 314.79' @ 20.00 hrs Surf.Area= 8,312 sf Storage= 5,603 cf

Plug-Flow detention time= 239.7 min calculated for 0.018 af (12% of inflow)
Center-of-Mass det. time= 133.9 min (958.2 - 824.3)

Volume	Invert	Avail.Storage	Storage Description
#1	314.00'	17,705 cf	**Custom Stage Data (Prismatic)**Listed below (Recalc)

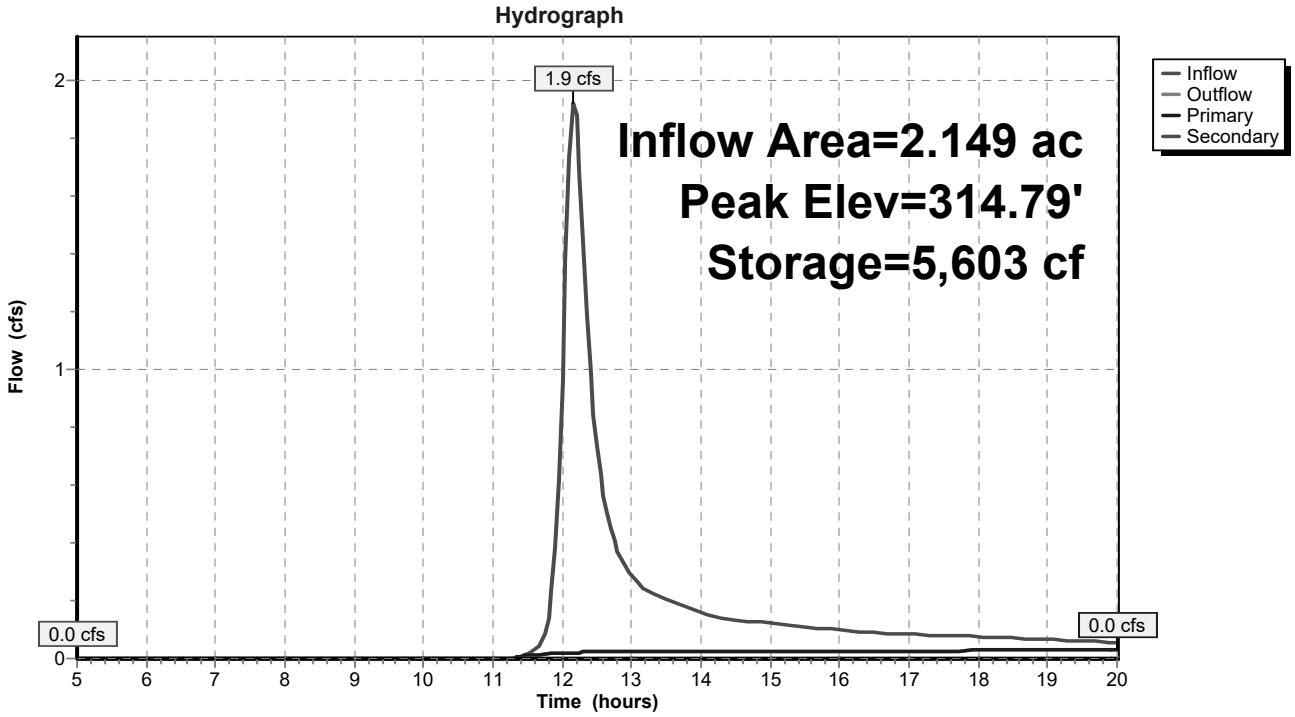
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
314.00	5,882	0	0
315.00	8,960	7,421	7,421
315.25	9,657	2,327	9,748
315.50	10,472	2,516	12,264
316.00	11,291	5,441	17,705

Device	Routing	Invert	Outlet Devices
#1	Primary	313.67'	**15.0" Round Culvert** L= 25.0' RCP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 313.67' / 313.50' S= 0.0068 '/' Cc= 0.900 n= 0.012, Flow Area= 1.23 sf
#2	Device 1	315.25'	**4.0' long Sharp-Crested Vee/Trap Weir** Cv= 2.62 (C= 3.28)
#3	Device 1	311.75'	**1.0" Vert. Orifice/Grate** C= 0.600
#4	Device 3	311.75'	**6.0" Round Culvert** L= 100.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 311.75' / 311.75' S= 0.0000 '/' Cc= 0.900 n= 0.012, Flow Area= 0.20 sf
#5	Device 4	314.00'	**2.400 in/hr Exfiltration over Surface area** Conductivity to Groundwater Elevation = 80.67'
#6	Secondary	316.25'	**20.0' long x 13.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 Coef. (English) 2.60 2.64 2.70 2.66 2.65 2.66 2.65 2.63

Primary OutFlow Max=0.0 cfs @ 20.00 hrs HW=314.79' TW=0.00' (Dynamic Tailwater)
- **1=Culvert** (Passes 0.0 cfs of 3.4 cfs potential flow)
  - **2=Sharp-Crested Vee/Trap Weir** (Controls 0.0 cfs)
  - **3=Orifice/Grate** (Orifice Controls 0.0 cfs @ 5.09 fps)
    - **4=Culvert** (Passes 0.0 cfs of 0.6 cfs potential flow)
      - **5=Exfiltration** (Passes 0.0 cfs of 0.5 cfs potential flow)

Secondary OutFlow Max=0.0 cfs @ 5.00 hrs HW=314.00' TW=0.00' (Dynamic Tailwater)
- **6=Broad-Crested Rectangular Weir** (Controls 0.0 cfs)

Pond GW: Gravel Wetland

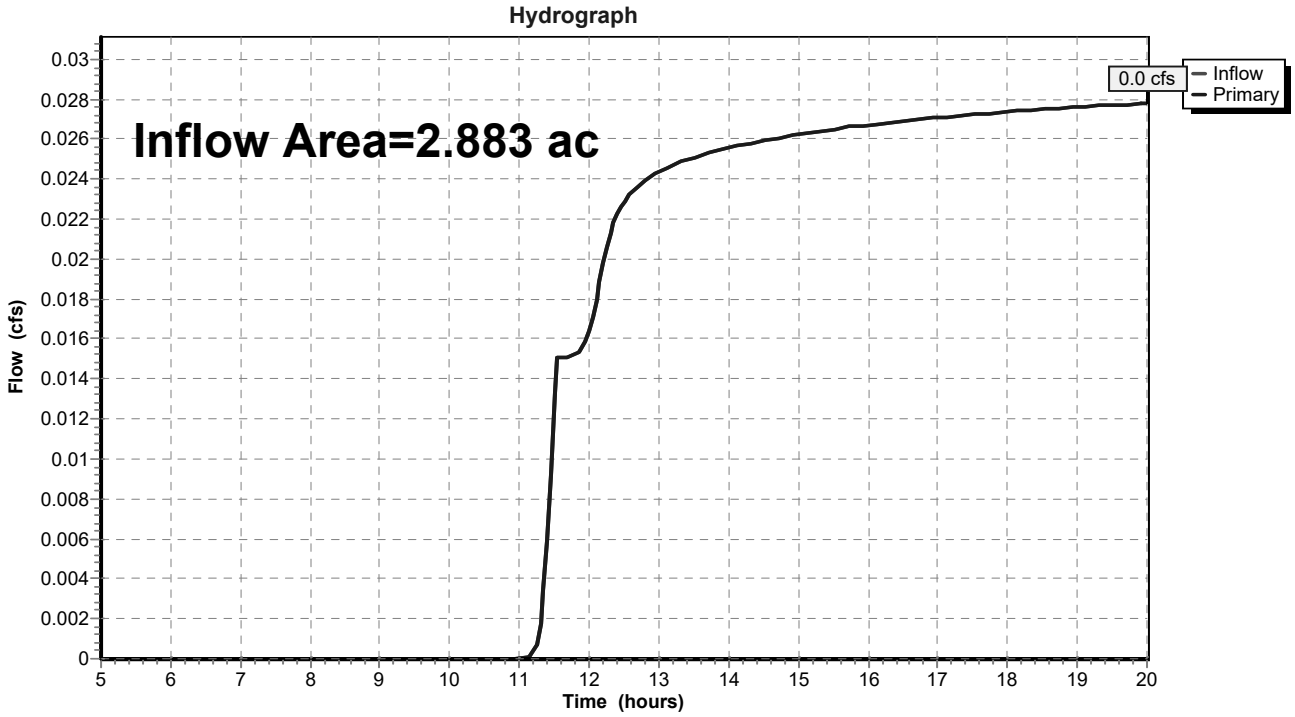


Summary for Link SP: Study Point

Inflow Area = 2.883 ac, 45.09% Impervious, Inflow Depth > 0.08" for 2-year event
Inflow = 0.0 cfs @ 20.00 hrs, Volume= 0.018 af
Primary = 0.0 cfs @ 20.00 hrs, Volume= 0.018 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Link SP: Study Point



Summary for Subcatchment 1S: (new Subcat)

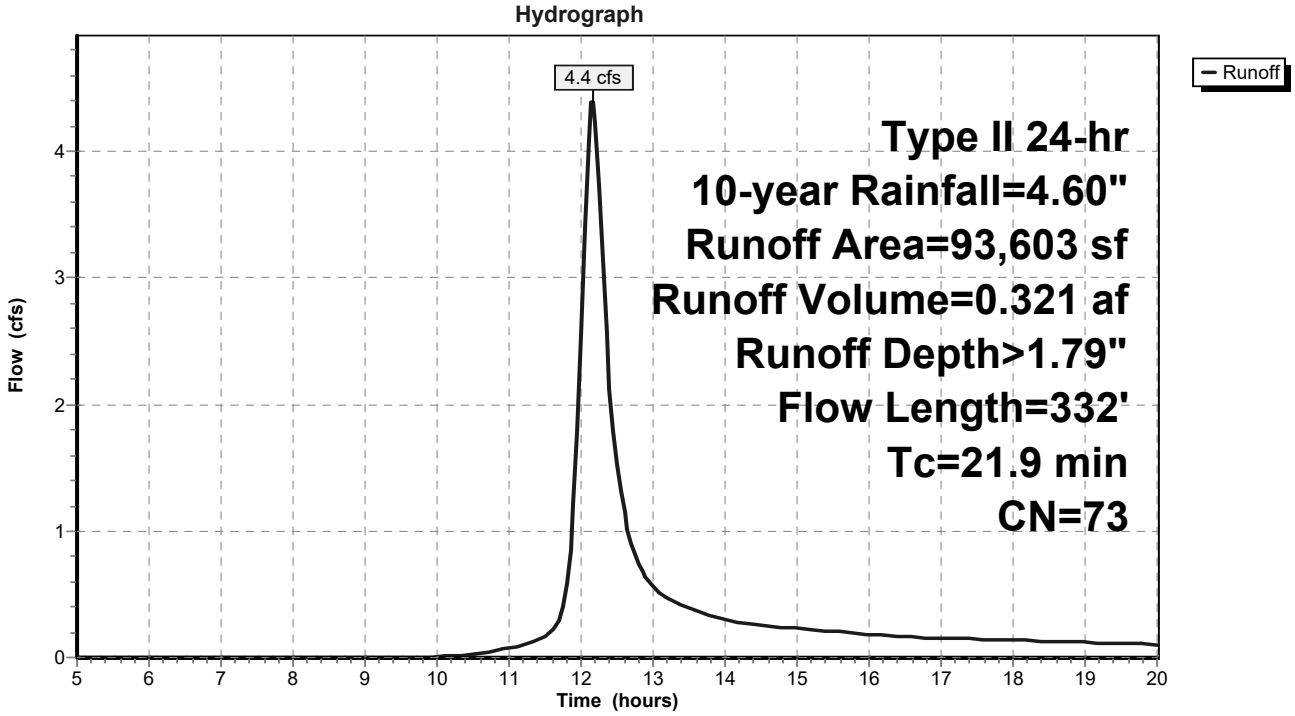
Runoff = 4.4 cfs @ 12.16 hrs, Volume= 0.321 af, Depth> 1.79"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 10-year Rainfall=4.60"

	Area (sf)	CN	Description
	38,892	39	>75% Grass cover, Good, HSG A
*	54,711	98	
	93,603	73	Weighted Average
	38,892		41.55% Pervious Area
	54,711		58.45% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
19.9	130	0.0060	0.11		**Sheet Flow,** Grass: Short n= 0.150 P2= 3.10"
1.7	140	0.0400	1.40		**Shallow Concentrated Flow,** Short Grass Pasture Kv= 7.0 fps
0.3	62	0.0050	3.72	4.57	**Pipe Channel,** 15.0" Round Area= 1.2 sf Perim= 3.9' r= 0.31' n= 0.013 Corrugated PE, smooth interior
21.9	332	Total			

Subcatchment 1S: (new Subcat)



Summary for Subcatchment 2S: (new Subcat)

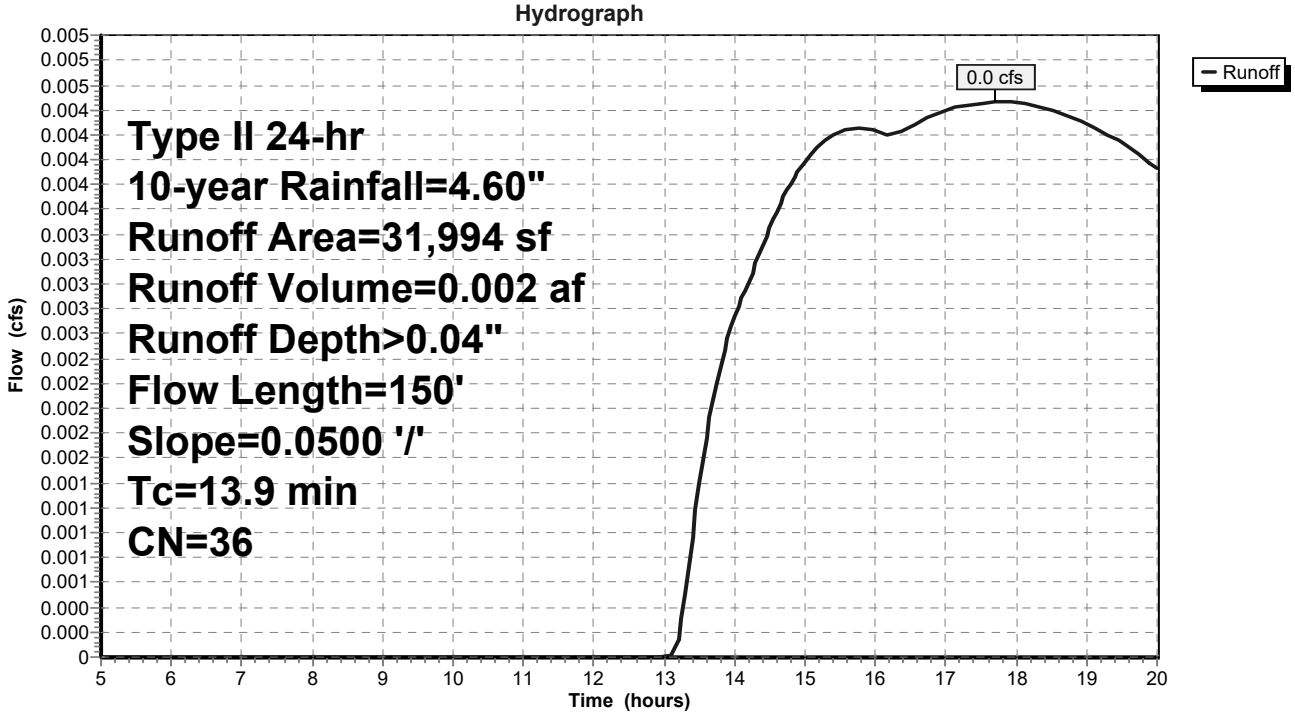
Runoff = 0.0 cfs @ 17.71 hrs, Volume= 0.002 af, Depth> 0.04"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 10-year Rainfall=4.60"

	Area (sf)	CN	Description
	30,076	32	Woods/grass comb., Good, HSG A
*	1,918	98	
	31,994	36	Weighted Average
	30,076		94.01% Pervious Area
	1,918		5.99% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
13.9	150	0.0500	0.18		**Sheet Flow,** Grass: Dense n= 0.240 P2= 3.10"

Subcatchment 2S: (new Subcat)



Summary for Pond GW: Gravel Wetland

Inflow Area =	2.149 ac, 58.45% Impervious, Inflow Depth > 1.79" for 10-year event				
Inflow =	4.4 cfs @	12.16 hrs,	Volume=	0.321 af	
Outflow =	0.2 cfs @	15.31 hrs,	Volume=	0.089 af,	Atten= 95%, Lag= 189.1 min
Primary =	0.2 cfs @	15.31 hrs,	Volume=	0.089 af	
Secondary =	0.0 cfs @	5.00 hrs,	Volume=	0.000 af	

Routing by Dyn-Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 315.31' @ 15.31 hrs Surf.Area= 9,844 sf Storage= 10,309 cf

Plug-Flow detention time= 268.4 min calculated for 0.089 af (28% of inflow)
Center-of-Mass det. time= 176.2 min (984.3 - 808.1)

Volume	Invert	Avail.Storage	Storage Description
#1	314.00'	17,705 cf	**Custom Stage Data (Prismatic)**Listed below (Recalc)

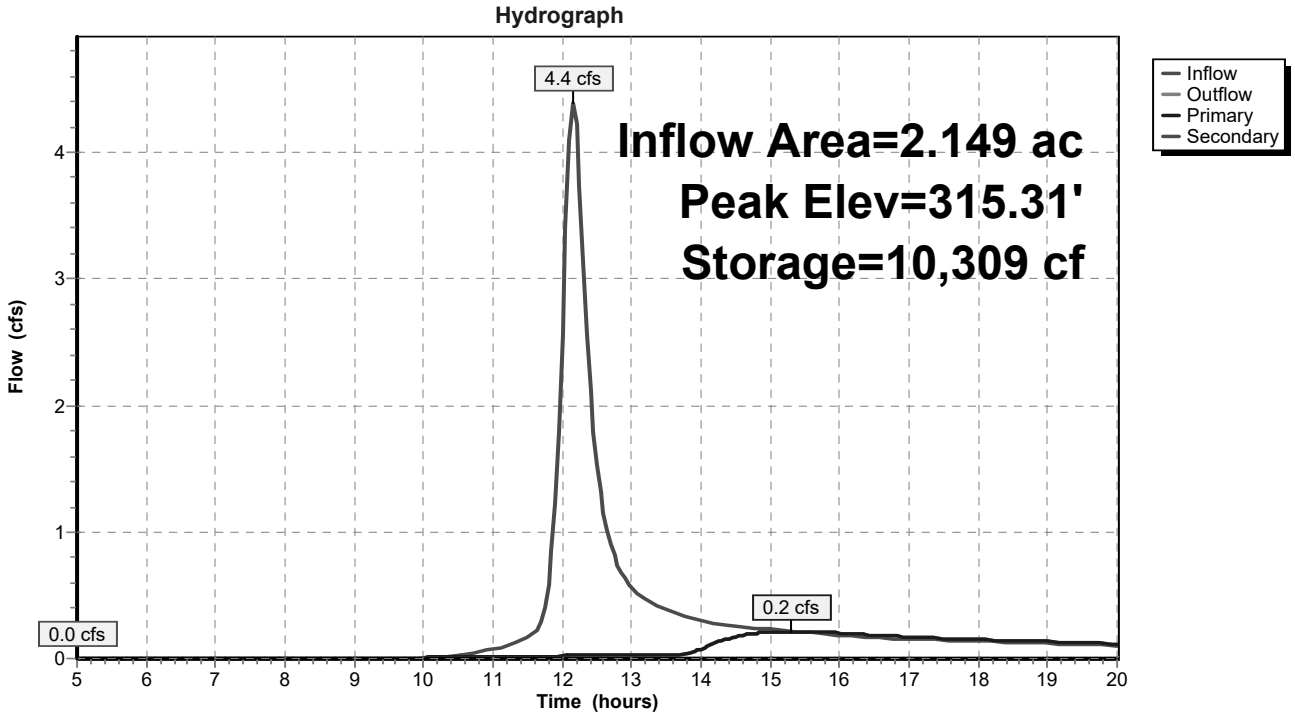
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
314.00	5,882	0	0
315.00	8,960	7,421	7,421
315.25	9,657	2,327	9,748
315.50	10,472	2,516	12,264
316.00	11,291	5,441	17,705

Device	Routing	Invert	Outlet Devices
#1	Primary	313.67'	**15.0" Round Culvert** L= 25.0' RCP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 313.67' / 313.50' S= 0.0068 '/' Cc= 0.900 n= 0.012, Flow Area= 1.23 sf
#2	Device 1	315.25'	**4.0' long Sharp-Crested Vee/Trap Weir** Cv= 2.62 (C= 3.28)
#3	Device 1	311.75'	**1.0" Vert. Orifice/Grate** C= 0.600
#4	Device 3	311.75'	**6.0" Round Culvert** L= 100.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 311.75' / 311.75' S= 0.0000 '/' Cc= 0.900 n= 0.012, Flow Area= 0.20 sf
#5	Device 4	314.00'	**2.400 in/hr Exfiltration over Surface area** Conductivity to Groundwater Elevation = 80.67'
#6	Secondary	316.25'	**20.0' long x 13.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 Coef. (English) 2.60 2.64 2.70 2.66 2.65 2.66 2.65 2.63

Primary OutFlow Max=0.2 cfs @ 15.31 hrs HW=315.31' TW=0.00' (Dynamic Tailwater)
- **1=Culvert** (Passes 0.2 cfs of 5.4 cfs potential flow)
  - **2=Sharp-Crested Vee/Trap Weir** (Weir Controls 0.2 cfs @ 0.79 fps)
  - **3=Orifice/Grate** (Orifice Controls 0.0 cfs @ 6.16 fps)
    - **4=Culvert** (Passes 0.0 cfs of 0.7 cfs potential flow)
      - **5=Exfiltration** (Passes 0.0 cfs of 0.5 cfs potential flow)

Secondary OutFlow Max=0.0 cfs @ 5.00 hrs HW=314.00' TW=0.00' (Dynamic Tailwater)
- **6=Broad-Crested Rectangular Weir** (Controls 0.0 cfs)

Pond GW: Gravel Wetland

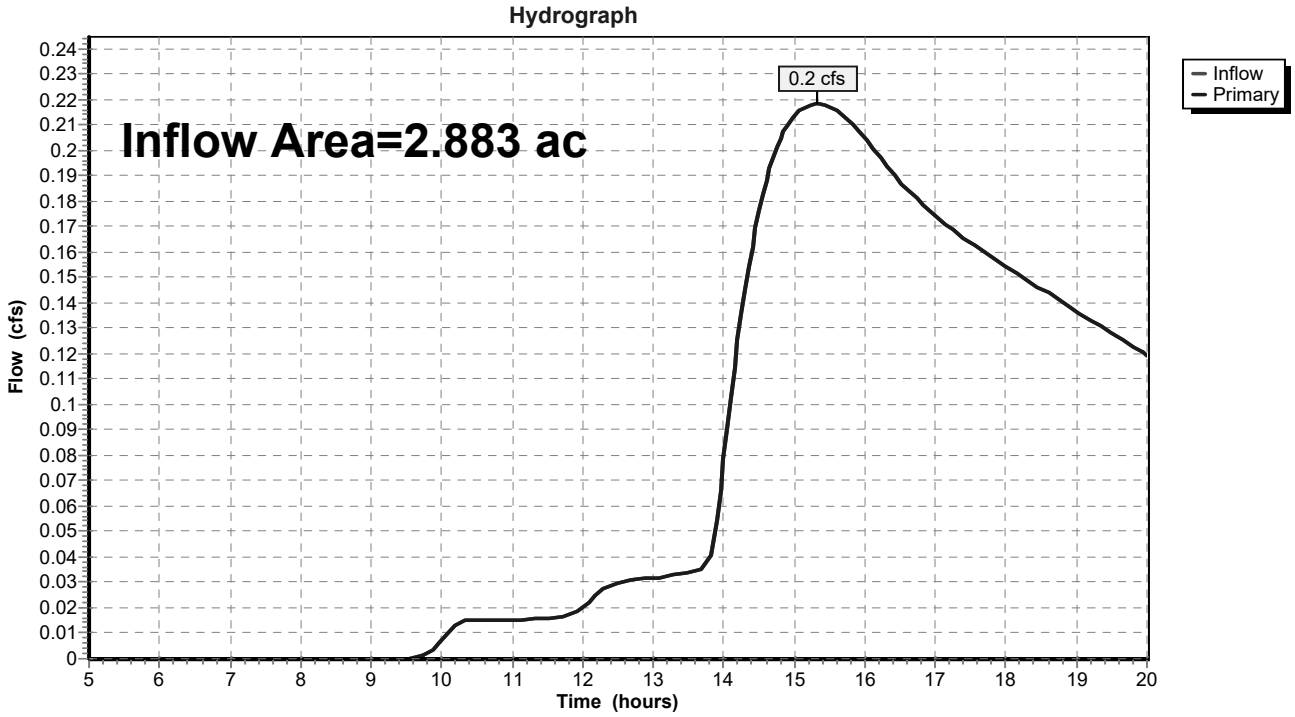


Summary for Link SP: Study Point

Inflow Area = 2.883 ac, 45.09% Impervious, Inflow Depth > 0.38" for 10-year event
Inflow = 0.2 cfs @ 15.31 hrs, Volume= 0.091 af
Primary = 0.2 cfs @ 15.31 hrs, Volume= 0.091 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Link SP: Study Point



Summary for Subcatchment 1S: (new Subcat)

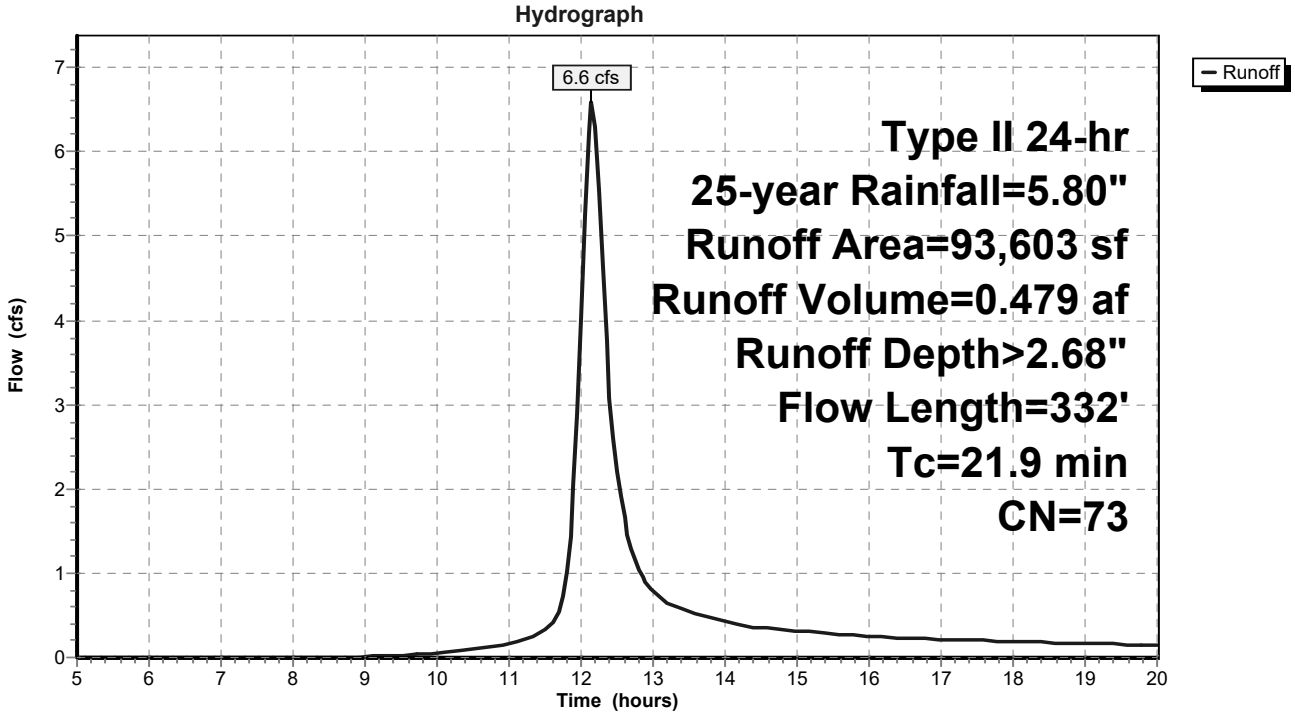
Runoff = 6.6 cfs @ 12.15 hrs, Volume= 0.479 af, Depth> 2.68"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 25-year Rainfall=5.80"

	Area (sf)	CN	Description
	38,892	39	>75% Grass cover, Good, HSG A
*	54,711	98	
	93,603	73	Weighted Average
	38,892		41.55% Pervious Area
	54,711		58.45% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
19.9	130	0.0060	0.11		**Sheet Flow,** Grass: Short n= 0.150 P2= 3.10"
1.7	140	0.0400	1.40		**Shallow Concentrated Flow,** Short Grass Pasture Kv= 7.0 fps
0.3	62	0.0050	3.72	4.57	**Pipe Channel,** 15.0" Round Area= 1.2 sf Perim= 3.9' r= 0.31' n= 0.013 Corrugated PE, smooth interior
21.9	332	Total			

Subcatchment 1S: (new Subcat)



Summary for Subcatchment 2S: (new Subcat)

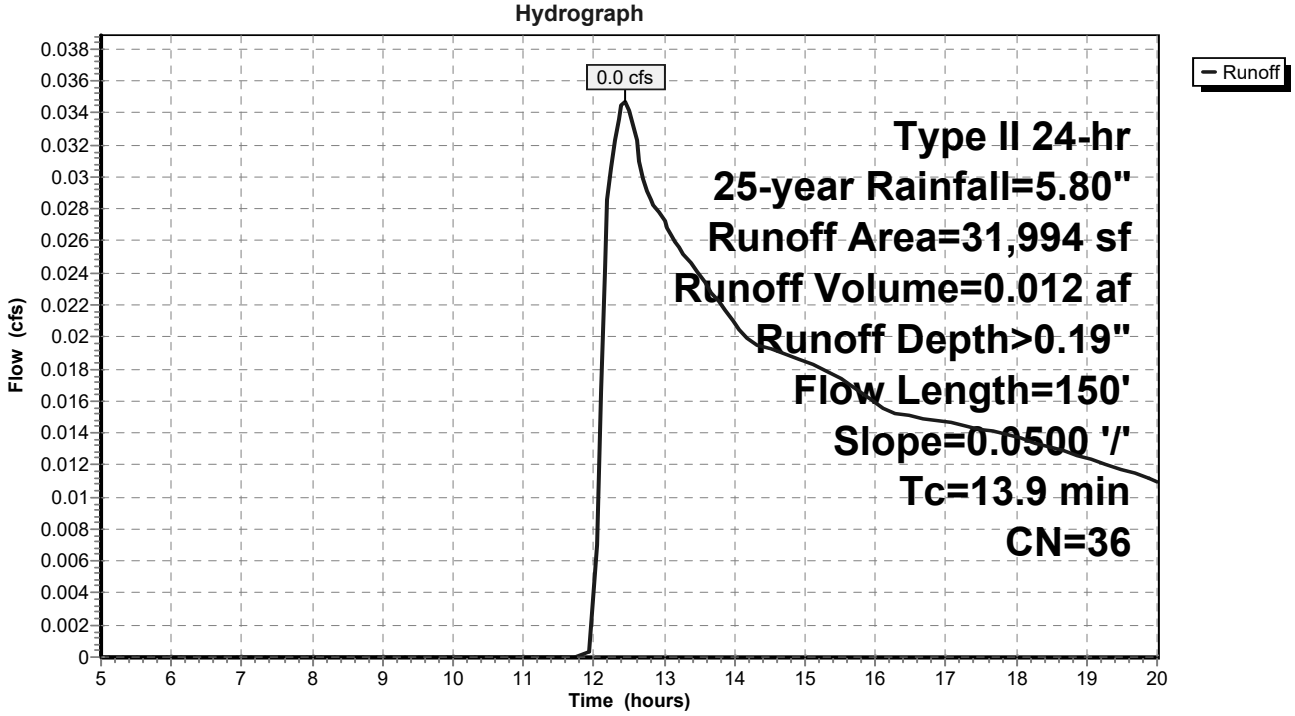
Runoff = 0.0 cfs @ 12.45 hrs, Volume= 0.012 af, Depth> 0.19"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 25-year Rainfall=5.80"

	Area (sf)	CN	Description
	30,076	32	Woods/grass comb., Good, HSG A
*	1,918	98	
	31,994	36	Weighted Average
	30,076		94.01% Pervious Area
	1,918		5.99% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
13.9	150	0.0500	0.18		**Sheet Flow,** Grass: Dense n= 0.240 P2= 3.10"

Subcatchment 2S: (new Subcat)



Summary for Pond GW: Gravel Wetland

Inflow Area =	2.149 ac, 58.45% Impervious, Inflow Depth > 2.68" for 25-year event				
Inflow =	6.6 cfs @	12.15 hrs,	Volume=	0.479 af	
Outflow =	1.1 cfs @	12.77 hrs,	Volume=	0.246 af,	Atten= 83%, Lag= 36.8 min
Primary =	1.1 cfs @	12.77 hrs,	Volume=	0.246 af	
Secondary =	0.0 cfs @	5.00 hrs,	Volume=	0.000 af	

Routing by Dyn-Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 315.44' @ 12.77 hrs Surf.Area= 10,281 sf Storage= 11,655 cf

Plug-Flow detention time= 171.0 min calculated for 0.246 af (51% of inflow)
Center-of-Mass det. time= 91.7 min (891.5 - 799.8)

Volume	Invert	Avail.Storage	Storage Description
#1	314.00'	17,705 cf	**Custom Stage Data (Prismatic)**Listed below (Recalc)

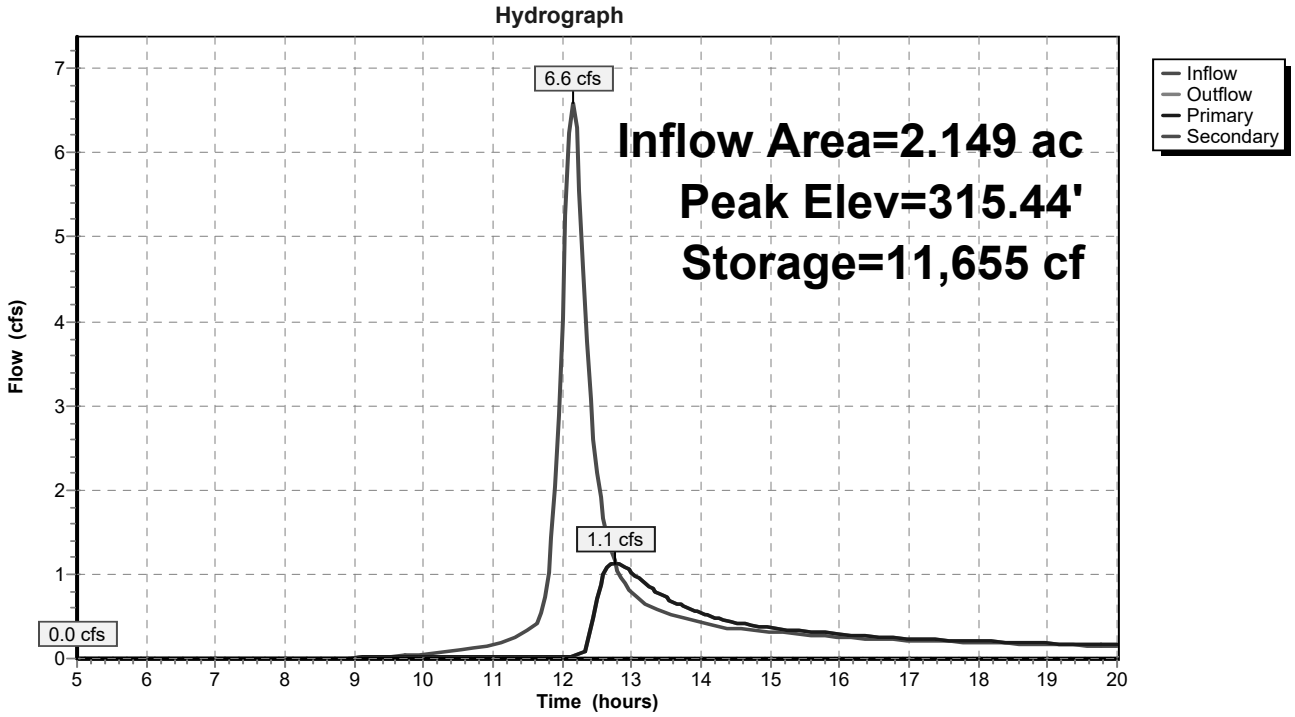
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
314.00	5,882	0	0
315.00	8,960	7,421	7,421
315.25	9,657	2,327	9,748
315.50	10,472	2,516	12,264
316.00	11,291	5,441	17,705

Device	Routing	Invert	Outlet Devices
#1	Primary	313.67'	**15.0" Round Culvert** L= 25.0' RCP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 313.67' / 313.50' S= 0.0068 '/' Cc= 0.900 n= 0.012, Flow Area= 1.23 sf
#2	Device 1	315.25'	**4.0' long Sharp-Crested Vee/Trap Weir** Cv= 2.62 (C= 3.28)
#3	Device 1	311.75'	**1.0" Vert. Orifice/Grate** C= 0.600
#4	Device 3	311.75'	**6.0" Round Culvert** L= 100.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 311.75' / 311.75' S= 0.0000 '/' Cc= 0.900 n= 0.012, Flow Area= 0.20 sf
#5	Device 4	314.00'	**2.400 in/hr Exfiltration over Surface area** Conductivity to Groundwater Elevation = 80.67'
#6	Secondary	316.25'	**20.0' long x 13.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 Coef. (English) 2.60 2.64 2.70 2.66 2.65 2.66 2.65 2.63

Primary OutFlow Max=1.1 cfs @ 12.77 hrs HW=315.44' TW=0.00' (Dynamic Tailwater)
- **1=Culvert** (Passes 1.1 cfs of 5.8 cfs potential flow)
  - **2=Sharp-Crested Vee/Trap Weir** (Weir Controls 1.1 cfs @ 1.43 fps)
  - **3=Orifice/Grate** (Orifice Controls 0.0 cfs @ 6.41 fps)
    - **4=Culvert** (Passes 0.0 cfs of 0.7 cfs potential flow)
      - **5=Exfiltration** (Passes 0.0 cfs of 0.6 cfs potential flow)

Secondary OutFlow Max=0.0 cfs @ 5.00 hrs HW=314.00' TW=0.00' (Dynamic Tailwater)
- **6=Broad-Crested Rectangular Weir** (Controls 0.0 cfs)

Pond GW: Gravel Wetland

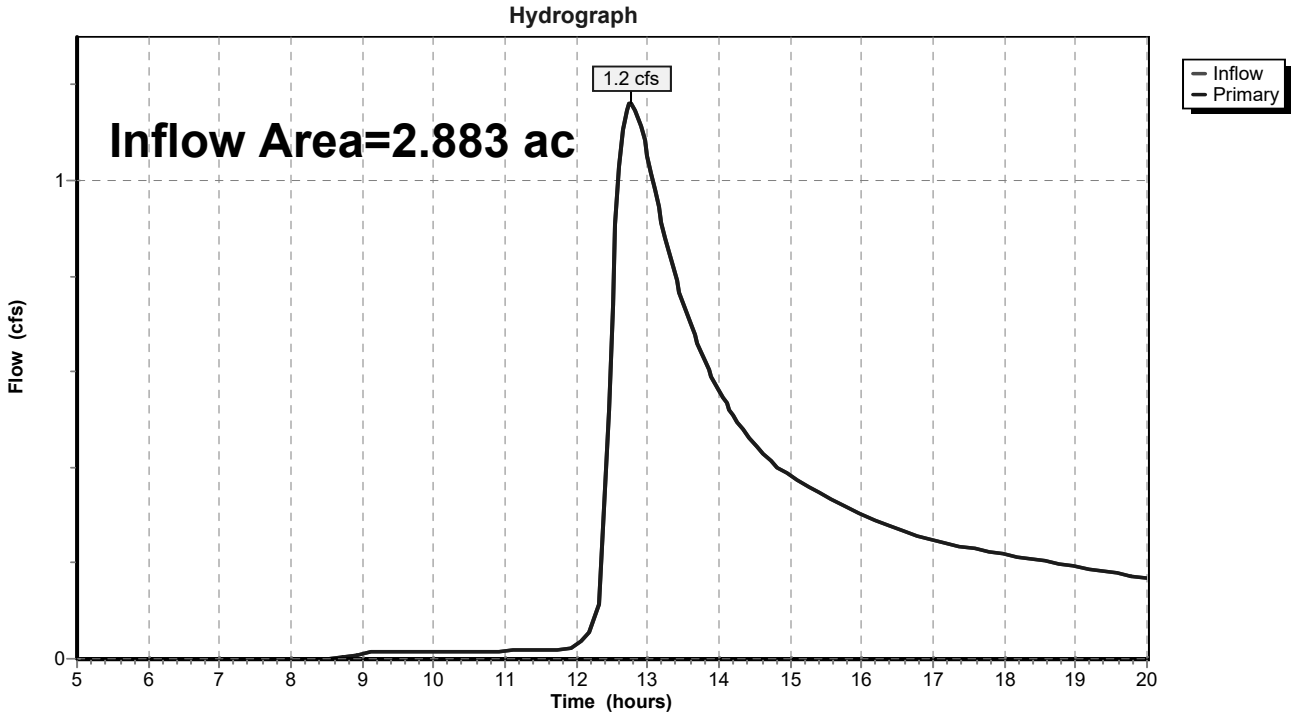


Summary for Link SP: Study Point

Inflow Area = 2.883 ac, 45.09% Impervious, Inflow Depth > 1.07" for 25-year event
Inflow = 1.2 cfs @ 12.76 hrs, Volume= 0.257 af
Primary = 1.2 cfs @ 12.76 hrs, Volume= 0.257 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Link SP: Study Point



CEO Office Tel: 207-998-4604
Main Office Tel: 207-998-4601

Planning Board Office

1231 Maine Street,
Poland, Maine 04274-7328

Engineering Review Comments

Application Type: Site Plan Review for JEM Property Management, LLC 1505 Maine St (STI# 230249)
Date of Application Materials Submitted: March 28, 2023
Owners Name: JEM Property Management LLC
Located at: 1026 Bakerstown Road, Poland, ME
Parcel ID: 0015-0007
Zoning Districts: Downtown Village District

To assist the Planning Board, we have provided our engineering review comments following the General Review Standards as outlined in section 509.9 of the Poland CLUC. We have only provided comments for the section we felt are lacking detail or we feel the Board may have questions. In addition, we have added comments or responses as to how the project also meets the Downtown District Design Standards as listed under Section 508.30.

SITE PLAN REVIEW STANDARDS

A. Preservation of Landscape:
The existing treeline and proposed limit of clearing is not identified on plans. The applicant has not indicated the existing landscape to be preserved or provided a Landscaping Plan for review.

B. Relation of Proposed Buildings to Environment:
The project proposes three new structures located on a high visibility corner in the Downtown District. Application materials do not include proposed building elevations. We will provide separate comments regarding the building relationship to the environment under section 508.3 below, once building elevations are submitted for review.

C. Compatibility with Residential Areas:
The proposed project is not located within or adjacent to a residential area.

D. Vehicular Access:
The applicant proposes to develop a parcel with 500 feet or more of frontage on public streets. An access plan addressing the overall anticipated external traffic flow of the parcel, the overall internal vehicular circulation, and coordination of access on to state highways the site has not been clearly detailed with the application materials.

The project proposes to move an existing curb cut on Maine Street/Route 26 further away from the intersection of Route 11 & Route 26 (Five Corners intersection) and to widen and pave an existing curb cut on Bakerstown Road/Route 11. A Maine DOT entrance permit for the Route 26 entrance has been included with the application materials. A Maine DOT entrance permit for the Route 11 curb cut to support the change in use and alteration of driveway geometry has not been included. The applicant should describe the design merits of how the Route 11 entrance directs traffic toward the proposed structure and internal circulation.

A narrative describing the additional traffic generated from the project has not been included with the application. The traffic narrative shall include an analysis of the Level of Service for intersections within ½ mile of the proposed development, describe sight distances from proposed entrances, and provide other information as required by this section. A vehicle tracking turning analysis depicting delivery trailers and emergency vehicle movements should also be included with the application materials. The Town's Fire Department and Public Works will need to review vehicle movements to confirm safe access prior to approval.

Additional application materials are required.

E. Access to Route 26 and Route 11:

The applicant proposes two curb cuts for the parcel as described in Section D Vehicular Access. The parcel frontage (±363' fronting Rt 26; ±286' fronting Rt 11) appears to support the additional curb cut. After the applicant submits additional information described in Section D, the Board may wish to discuss the driveway designs related to the site characteristics. Traffic impacts if there is queuing at the traffic light at peak hours, and if the site design provides safe entrance and exit to the site.

F. Surface Water:

The project proposes to collect and treat on site stormwater runoff with a gravel wetland located along the eastern and northeastern property boundaries. Drainage ultimately discharges to a DOT-maintained cross culvert under Bakerstown Road. Post-development peak flowrates presented in the Stormwater Management Report are below pre-development levels and relatively minor (1.2 CFS during 25-year storm). However, clarification and revisions are required to address the following comments:

1. The Stormwater Management Report (SMR) describes the watershed as Waterhouse Brook. The Formal Site Plan Review application lists the watershed as Tripp Pond – a DEP Chapter 502 Lake Most at Risk from New Development. The applicant shall clarify the project's watershed.
2. Town standards require a minimum 15" diameter culvert for storm drainage pipes carrying roadside ditches under driveway entrances. The Bakerstown Road entrance proposes a 12" diameter pipe.
3. Gravel Wetland comments:
    a. Test pits identifying separation to seasonal high groundwater have not been included with the submission. A low permeability liner may be required to prevent infiltration or loss of moisture to sustain vegetation.
    b. Indicate on sheet C-2.1 gravel wetland cross section the peak elevations in the gravel wetland for the 2-, 10-, and 25- year storm events.
    c. Include a specification for gravel wetland embankment material.
    d. Post-development HydroCAD model indicates 2.41 in/hour exfiltration through the constructed wetland soils. DEP Maine Stormwater Best Management Practices Manual notes wetland soil should have a low hydraulic conductivity (0.1-0.01 ft/day).
    e. Unclear if gravel wetland meets target detention time of 24 to 48 hours. Please provide documentation and calculations.
    f. Post-development HydroCAD model shows emergency spillway elevation of 316.25 (higher embankment crest), sheet C-2.0 notes 315.50, and sheet C-2.1 notes 316.25. Ensure the plans, details, and models reflect the designers' intentions and the project can be constructed.
    g. Post-development model indicates a 15" diameter RCP outlet. Sheets C-2.0 and C-2.1 notes a 12" diameter outlet pipe. Please correct to match designed model.
    h. Callout pressure treated boards on C-2.1 Emergency Spillway Cross Section.
    i. Review elevations listed on sheet C-2.1 Outlet Control Structure (OCS) detail. Describe inlet, outlet, and weir configuration. Are inlet and outlet on the same side of bulkhead panel? If so, describe purpose of bulkhead. OCS detail notes 1" diameter hole in 6" underdrain cap. Gravel Wetland Cross Section notes a 2" diameter hole. The post-development HydroCAD model indicates a 1" diameter hole. Ensure the plans, details, and models reflect the designers' intentions.

j. Based on Gravel Wetland Cross Section on sheet C-2.1, the underdrain (UD) is to be placed 6" above the bottom of the ¾" crushed stone. The total gravel wetland section is 50" and BMP floor is elevation 314. This results in a UD invert of 310.33. The post-development HydroCAD model indicates 311.75. Ensure the plans, details, and models reflect the designers' intentions.
k. Indicate wetland species plantings and locations on a Landscaping Plan.

4. The applicant shall provide the Town with evidence of an executed maintenance agreement for the BMPs.
5. Pre- and post-development HydroCAD models contain Type II rainfall distributions. Chapter 500 Appendix H lists a Type III distribution for Androscoggin County. Please verify the correct rainfall distribution selection that is to be used per Maine DEP requirements.

G. Conservation, Erosion and Sediment Control:

The project avoids impacts to adjacent wetlands, and the plan set includes erosion control notes and details on sheet C-3.0. The plan should include inlet protection, such as high-capacity silt sacks, for catch basins in the ROW. Locations of proposed erosion and sedimentation (E&S) controls need be shown in plan view. Suggest adding E&S controls to sheet C-2.0 or present on a separate sheet.

H. Phosphorus Export:

The parcel may be located within a watershed most at risk. If it is in the delineation of the watershed limits for Tripp Pond, then the phosphorus export standard applies. However, clarification regarding the development's watershed is needed. Refer to Section F comments.

I. Site Conditions:

The applicant should indicate if cleared vegetation will be stored/processed/managed on or offsite. The project includes a stabilized construction entrance. We recommend the contractor is made responsible for periodic street sweeping during construction.

J. Signs:

The plans locate and detail proposed ADA parking signs and stop signs. Signage is described in the cover letter. It is unclear if this signage is business or traffic related. If business signage is proposed, it must be detailed and located on the final plans, or can be made a condition of approval

Signage along Route 26 ROW is not shown on the plans and may be impacted with the relocated curb cut. If public ROW signage will be impacted, it must be described with the application.

K. Special Features:

The application does not indicate loading dock areas, mechanical equipment (transformers/HVAC/etc.), dumpster enclosure locations, or snow storage areas. The applicant should indicate these locations on the plans and detail proposed screening treatments, or provide a statement describing loading, mechanical, solid waste management, and snow storage operations.

Finished floor elevations are required for all proposed and existing structures. All utility connections must be shown on the plans. The plans must locate and detail the proposed private sanitary system components, test pit locations, invert elevations, pump station, and associated vents.

Applicant proposes gravel treatments for internal circulation, parking areas, and pedestrian access to buildings. The applicant should provide a statement regarding how they will delineate parking stalls, how the gravel treatment meets ADA requirements, and anticipated maintenance and repair. Sidewalk is proposed in the Route 26 ROW. The plans should detail sidewalk and curb improvements.

Sheet C-2.0 is missing proposed cut/fill work within ROW adjacent to gravel wetland cells. Route 26 entrance missing spot grades, ADA tipdowns with tactile strips, and crosswalk striping.

Application materials need to provide a narrative or calculation detailing how the proposed parking meets ordinance requirements.

L. Exterior Lighting:
A photometric plan was not included with the application materials. The applicant needs to submit a photometric plan depicting proposed lighting locations and proposed lighting levels that meet Town Standards (≤ 0.5 foot-candles at property line). Lighting shall be full cut off and the lighting element not visible from a public way or residential dwelling.

M. Emergency Vehicle Access:
The application materials do not include emergency vehicle turning plans documenting adequate access. The Fire Department and Board need additional information to satisfy the criteria.

N. Municipal Services:
Applicable Town Department should provide comments on the development. The Board may wish to discuss the location of the project in relation to abutting municipal recreation programs and facilities impacts (due to close proximity to a baseball diamond).

O. Water Supply:
The applicant provided a letter from the Mechanic Falls Water District describing a water main in the area with adequate pressure to supply domestic and fire service. It appears the criteria can be met with the water main location and connection details added to plans. The limit of work within the ROW is unclear.

P. Ground Water:
The parcel is located within an aquifer protection overlay district and Maine Geological Survey mapped significant aquifer. Maine Department of Environmental Protection Chapter 700 restricts commercial or industrial facilities that perform, plating, polishing, anodizing, coloring, and/or coating operations on metals within a significant sand and gravel aquifer. The applicant should provide a narrative describing metal operations associated with the development and if any processing, applications of solvents, or manufacturing processes may be undertaken by the proposed use.

Q. Air Emissions:
The applicant needs to provide a narrative describing operations associated with the development. The Board may wish to discuss if welding, grinding, cutting, spraying, or other work will occur that has the potential to generate emissions of dust, ash, smoke, particulate matter, gases, or chemicals.

R. Odor Control:
The applicant needs to provide a statement related to operations and the potential for offensive or harmful odors to be perceived beyond their lot lines. Vents associated with the private sanitary system may need to be located on plans.

S. Noise
The proposed project may have some equipment noise and the Town shall verify that it does not exceed Town's sound limits or efforts made to mitigate noise are done so as measured at the lot lines.

T. Sewage Disposal
The proposed project will provide a subsurface wastewater system located ten feet off the property line abutting the ball field. Efforts should be made to protect the edges/corner of the system from internal traffic and plow damage by use of curbing or use of natural barrier. The system needs to be shown and detailed on the plans, refer to Section K comments.

U. Waste Disposal
A proposed dumpster location is not identified on the plans. The dumpster cannot be openly visible from the public ways. The applicant should describe any additional operational waste generation and management anticipated with the

project. The Board may wish to discuss the potential for any hazardous waste generation and management associated with the proposed use.

V. Buffer Areas

No buffers are proposed. The applicant needs to indicate the existing treeline and limit of clearing with their final submission. The Board may wish to discuss if proposed buildings or site use is adequately screened to protect all adjacent recreational/public uses from adverse impact from noise, odor, glare, dust, vibration, or visual impacts. Buffers, physical screening, or barriers may be needed along property lines to protect school children from accessing the property or from exposure to any potential safety concerns.

W. Adequate Financial and Technical Capacity

The application materials indicate the project is "owner financed" and includes a request to phase the project due to "financial constraints." A cost analysis of the project needs to be submitted along with proof of financial capability.

X. Conformance with the Comprehensive Plan

The proposed project will have to comply with Section 508.30 Downtown District Design Standards before determining if it is in conformance with the Comprehensive Plan.

The following is a review of the Downtown District Design Standards based on the review of the plans provided and meeting Section 508.30 of the Poland CLUC. The following items are our responses to the standards that the Planning Board could consider:

508. 3

A. Design Standards applicable to all new nonresidential structures.

(Sections 1-5 require detailed building plan views to address architecture compliancy)

1. Building elevations required.
2. Building elevations required.
3. Building elevations required.
4. Building elevations required.
5. Building elevations required.
6. Trash collection areas are not indicated on the plans or otherwise described in application materials.
7. No chain-link fencing is currently proposed.
8. Loading dock areas are not currently proposed.
9. Interconnection between adjacent properties has not been proposed. It appears interconnection is not feasible.

B. The Additional Design standards are applicable to retail sales establishments that exceed 2500 SF gross floor area.

1. One building façade approaches a 75-foot length. The applicant should describe factors leading to the selection of this building dimension. Building elevations must be submitted for review.
2. Building elevations must be submitted for review.
3. Building elevations must be submitted for review.
4. Not applicable.
5. Building floor plans must be submitted for review.
6. Asphalt parking provides safer, more convenient, and attractive parking. Applicant shall review parking treatments.
7. Applicant to provide statement related to this section requirements.
8. Applicant shall submit a landscaping plan and photometric analysis to support the project.
9. Applicant shall submit a landscaping plan.
10. Not applicable.
11. Photometric plan and lighting cut sheets must be submitted for review.
12. Photometric plan and lighting cut sheets must be submitted for review.

13. Photometric plan and lighting cut sheets must be submitted for review.
14. Building elevations must be submitted for review.
15. Building elevations must be submitted for review.

C. The following apply to retail sales establishments over 10,000 SF of gross floor area.

1. Not applicable.
2. Not applicable.

D. The following apply to all new and expanded non-residential structures and uses.

1. Applicant shall submit a landscaping plan.
2. Asphalt parking provides safer, more convenient, and attractive parking. Applicant shall review parking treatments.
3. Not applicable.
4. Access from public roads appears sufficient for the development. The applicant shall submit Maine DOT entrance permit for Route 11 entrance.
5. Buildings appear to be located outside of zoning district setbacks.

Based on our review there are several items missing from the application package to provide a complete review. We suggest the applicant provide additional materials for review prior to any formal approval action from the Board.

As always, we leave final approval process and decisions with the Planning Board, and offer these items of our interpretations for discussion of compliance to Town requirements and standards.

Sincerely,
James Seymour PE

Town Consulting Review Engineer
Sebago Technics Inc

TOWN OF POLAND

FOR OFFICIAL USE ONLY	
Date Received	
Time Received	
Received By	
Parcel ID	
Meeting Date	

Planning Board Agenda Request

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

_APRIL/_11_/_2023

Date of the meeting you are requesting to be scheduled for

Applicant's Name:	Kord & Pauline Veinote JKL Land Surveying- Keith Morse, Agent
Mailing Address:	253 FLETCHER ROAD
Town, State, Zip:	AUBURN, MAINE 04210
Phone Number:	207-576-5509

Type of Application:	○ Sketch Plan ○ Site Review ○ Shoreland ○ Subdivision ○ Informational		
Map, Lot:	MAP 37, LOT 10		
Road Location:	119 CHICKADEE LANE		
Zoning:	LIMITED RESIDENTIAL	**Lake Watershed:**	MIDDLE RANGE POND
Project Description:	SEE ATTACHED NARRATIVE		

IMPORTANT INFORMATION:

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

Applicant Signature:	***Date:***

Oxford, Maine 04270

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

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

April 13, 2023

Town of Poland Planning Board
1231 Maine Street
Poland, Maine

RE: Veinote – 119 Chickadee Lane (TM 37, Lot 10)

Dear Planning Board Members:

Kord and Pauline Veinote are submitting a Formal Shoreland Zoning Application and are asking for two approvals: 1) A Change of Use of a Legal Non-Conforming Structure of the existing shed to a cottage. And 2) to remove the existing shed/cottage and replace it with a more modern four-season home and foundation. The intent is to place the new home beyond the 100-foot mark from normal high water of Middle Range Pond. The property is located within the Limited Residential Zone and identified as Town of Poland Tax Map 37, Lot 10.

PART 1 Change of Use & Brief History:

Under the guidelines of the Shoreland Zoning, a change of use of a legal non-conforming structure is allowed as in Land Zoning Chapter 5, Section 504 subsection E. A Condition of Approval would then be necessary to move the shed beyond the 100-foot from normal high-water mark of Middle Range Pond.

In the winter of 1978 (see SJ article Exhibit A attached), a fire completely destroyed the existing cottage on the Veinote property. Unfortunately, the cottage was not adequately insured. Thus, the Veinote's were unable to rebuild a new cottage within the legal time frame allowed by the limitation of the law. This eventually led to converting the surviving shed on the premises into a small camp, (today more commonly known as a "tiny home" - see Exhibit B photo of converted shed). As years past, and as Kord and Pauline Veinote became the owners of the property, they made the decision to abandon the "tiny home" camp, now again a shed; and to then place a RV camper on the premises as it still there to this day. The camper has been in place continuously since 2001 with the exception when the older RV was replaced with the current RV.

PART 2 Proposed Improvements:

The above request, as allowed within the scope of the Shoreland Zoning Rules, would allow the Veinote's dreams to come true. It would increase the value of their property and further align it with surrounding neighborhood.

Assuming the "change of use" is approved, it is then the Veinote's desire to remove the former shed/cottage and replace it with a new home beyond 100 feet of the normal high water of Middle Range Pond. The RV will also be removed from the site altogether.

The proposed new home, deck and steps are not expected to exceed 934 sq. ft. The wastewater bed will be relocated to the southwest onto the land of Kenneth Knight which an easement will be granted if the project is approved. A new septic design will be provided upon the approval of the Planning Board. A new well is also planned to be installed as noted. The total existing lot coverage is 22.6 percent, but will be reduced to 18.5 percent once the project is completed.

Prior to the demolition phase of the project, erosion control structures will be in place to assure minimal sedimentation and siltation from the ground disturbance during shed removal process. All demolition contractors will be DEP Soil Erosion and Control Certified. All demolition debris is to be disposed by the contractor hired to do the site work.

Once the project is completed, all ground disturbances will be stabilized in accordance to best management practices outlined on the soil and erosion control plan as depicted on the site plan provided.

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

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

Yours truly,

Keith W. Morse

Keith W. Morse, PLS

Section	Table of Contents

1	Agent authorization letter
2	Town of Poland Formal Shoreland Zoning Application.
3	Copy of Signed Deed – Rights, Title, and Interest
4	Abutters List
5	Property Card TM 37, Lot 10
6	Tax Map 37
7	Site Location plan
8	Flood Map (FIRM 23001C0294E)
9	Sub-Surface Wastewater Report
10	Proposed Building Plans
11	Waiver Requests
12	Erosion and Sedimentation Control Plan
13	Site Plan (reduced copy)
14	Exhibits / Photos

ARTHORIZATION OF REPRESENTATION

March 1, 2023

Authorization of Representation

Keith,
We authorize you to act as our agent to represent us with the Poland Planning Board.
Let us know if you need any other information.

Thanks,
Kord and Pauline Veinote

Formal Shoreland Zoning Application

Town of Poland Planning Board

Application Form – Page 2
Submission Checklist – Page 5
Phosphorus Calculation Form – Page 7 Fee Schedule – Page 9
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INSTRUCTIONS:

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

Applicant Name:	Kord & Pauline Veinote	**Date of Board Review:**	April 11, 2023

Application

PARCEL INFORMATION:			
Parcel ID:	4494 TAX MAP 37 – LOT 10		
Lake Watershed:	MIDDLE RANGE POND		
Road Location:	119 CHICKADEE LANE		
Lot Size:	17,658(sq. ft.)	**Year Created:**	OCTOBER 1964
Shore Frontage:	115(ft.)	**Road Frontage:**	100(ft.)
Zone:	LIMITED RESIDENTIAL	**Flood Zone:**	X & AE (BFE 309' NAVD88)
Aquifer Overlay:	N/A	**Current Use:**	UTILITY SHED/CAMPER

OWNER INFORMATION:	
Name:	KORD d. & PAULINE J. VEINOTE
Mailing Address:	253 FLETCHER ROAD – AUBURN, MAINE
Phone #:	207-576-5509

APPLICANT INFORMATION:	
Applicant Is:	☐ Landowner XX Contractor ☐ Renter ☐ Buyer *If applicant is landowner, write "SAME" below. **If not the landowner, please submit a letter of permission to construct on or use the land**, and complete below.
Name:	KEITH MORSE – JKL LAND SURVEYING
Mailing Address:	370 MAIN STREET – OXFORD, MAINE 04270
Phone #:	207-539-5048

THIS APPLICATION IS FOR:
☐ New Development
XX☐ Change of Use
XX☐ Expansion of Use
XX☐ Expansion/Replacement of Structure(s)
☐ Resumption of Use

Existing Lot Conditions

1. GENERAL	
A. Does this lot have any development? (If no, go to proposed development)	XX☐ YES ☐ NO
B. Is there an existing well?	☐ YES XX☐ NO
C. Is there an existing Septic System?	XX☐ YES ☐ NO
D. Is there an existing road entry? • If YES include any changes or modifications on plans. • If NO please submit a copy of appropriate Road/Entrance Application.	XX☐ YES ☐ NO
E. Will there be any existing structures removed? • If YES, submit information about the structure and how it will be disposed of.	XX☐ YES ☐ NO
2. EXISTING LAND DEVELOPMENT & IMPROVEMENTS NOT INCLUDING BUILDINGS	
A. Size of lawns:	11,175(sq. ft.)
B. Size of fields:	0(sq. ft.)
C. Size of driveways/roads:	3,570.6(sq. ft.)
D. Size of paths or other non-vegetated areas:	0(sq. ft.)
E. Size of wetlands already filled	0(sq. ft.)

3. EXISTING MAIN STRUCTURE	
A. Ground Footprint:	CAMPER 296 (sq. ft.)
B. Total gross floor space (exterior dimensions of all floors):	(sq. ft.)
C. Road frontage setback:	(ft.)
D. Side setback:	(ft.)
E. Rear setback:	(ft.)
F. Distance to Great Pond:	(ft.)
G. Distance to stream:	(ft.)
H. Distance to wetlands:	(ft.)
Foundation:	☐ Full Basement ☐ Frost Walls XX☐ Slab ☐ Piers
4. EXISTING ACCESSORY STRUCTURE	
A. Total number of structures:	4
B. Total ground footprint:	428(sq. ft.)
C. Total floor space:	428(sq. ft.)
D. Closest road setback:	38.1(ft.)
E. Closest side setback:	1.1(ft.)
F. Closest rear setback:	N/A(ft.)
G. Distance to Great Pond:	32.0(ft.)
H. Distance to Streams:	N/A(ft.)
I. Distance to Wetlands:	N/A(ft.)
5. TOTAL EXISTING IMPERVIOUS SURFACES	
A. Add 2c + 2d + 3a + 4b:	3998.6(sq. ft.)
B. Divide this by lot size in square feet x 100%:	22.6% *This number cannot exceed 15%

Proposed Development

1. WETLANDS TO BE IMPACTED:	0(sq. ft.)
2. CHANGES IN LANDSCAPE(Can be negative value for size reduction)	
A. Changes in lawn size:	1,246.3(sq. ft.)
B. Changes in buffers:	0(sq. ft.)
C. Changes in naturally wooded areas:	0(sq. ft.)
D. Total opening in forest canopy:	±30%(sq. ft.)
3. CHANGES IN FOOTPRINT(S) AND DEVELOPED AREA(S)	
A. Changes in building footprint(s):	506.0(sq. ft.)
B. Changes in driveway/roadway:	1,231.6(sq. ft.)
C. Changes in patios, walkways, etc:	0(sq. ft.)
D. Total changes to impervious surfaces (3a + 3b + 3c):	-725.6(sq. ft.)
4. PERCENTAGE OF LOT COVERED BY IMPERVIOUS SURFACES	
A. 5. (Total existing impervious surfaces) + 3d (above)/total lot square footage x 100%	18.5% *This number cannot exceed 15%

Required Submissions

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

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

- Include: Dimensions, location, and distances of lot lines. Lawns, wooded areas, roadways, high water lines, driveways, septic system, walkways, and structures.
- ***Show names of roads and water bodies***

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

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

PERMIT BY RULE –SECTION 2 –ACTIVITY ADJACENT TO A PROTECTED NATURAL RESOURCE

Disclosure

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

Applicant Signature:	***Date:***

Submissions Checklist

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

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

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

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

By vote of the Board this application requires an on-site inspection: _____Yes _____No
If yes, an onsite inspection is scheduled for _____/_____/_____at_____:_____ ___AM ___PM
By vote of the Board this application requires a public hearing: _____Yes _____No
If yes, public hearing is scheduled for _____/_____/_____at_____:_____ ___AM ___PM

Conditions of Approval: _____

_____
_____
_____
_____

_____ _____/_____/_____
Planning Board Chair ***Date***

CODE ENFORCEMENT

Phosphorus Calculation Form

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

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

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

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

Bk 4944 Pg70 #6210
03-20-2002 @ 11:16a

WARRANTY DEED

BEVERLY J. VEINOTE, of Bangor, County of Penobscot, State of Maine, for consideration paid, grants to **KORD D. VEINOTE** and **PAULINE J. VEINOTE**, of Auburn, County of Androscoggin, State of Maine, as joint tenants and with **WARRANTY COVENANTS**, a certain lot or parcel of land situated in the Town of Poland, County of Androscoggin, State of Maine, which is bounded and described as follows:

NO MAINE R.E.
TRANSFER TAX PAID

Beginning at a point on the shore of Middle Range Pond at the easterly corner of land now or formerly of R. Knight, and at an iron stake; thence in a direction north forty-one degrees twenty-four minutes east (N 41° 24' E) along the shore of the said Middle Range Pond a distance of one hundred (100) feet to an iron stake at the line of land now or formerly of M. Cox; thence in a direction north forty degrees six minutes west (N 40° 06' W) along the line of land of the said M. Cox a distance of one hundred fifty-three and four tenths (153.4) feet to an iron stake and other land of Elmer F. Walker, Sr.; thence in a direction of south fifty-two degrees twenty-four minutes west (S 52° 24' W) a distance of one hundred (100) feet to an iron stake at the line of land now or formerly of the said R. Knight; thence in a direction south forty degrees east (S 40°± E) along the line of land of the said R. Knight a distance of one hundred seventy-two and two tenths (172.2) feet to an iron stake on the shore of Middle Range Pond and the point of beginning. Containing 0.38 acre.

Meaning and intending to convey in any event that parcel of land designated as Lot #13 on a Plan of Lots on the shore of Middle Range Pond, prepared by C.R. Duhamel for Elmer F. Walker and dated September, 1955, August 21, 1959, and August, 1961.

FOR SOURCE OF TITLE, see a deed from Herbert J. Veinote to Herbert J. Veinote and Beverly J. Veinote, dated March 22, 1996, recorded in the Androscoggin County Registry of Deeds in Book 3583, Page 164. Herbert J. Veinote died April 13, 1996, leaving Beverly J. Veinote, sole surviving joint tenant.

WITNESS my hand and seal this 19 day of February, 2002.

Herbert L. Frost
WITNESS

Beverly J. Veinote
Beverly J. Veinote

Abutters List – 500 ft. Radius

Mailing Address: VEINOTE, KORD D
253 FLETCHER RD.
AUBURN, ME 04210

Abutters:

Parcel Number:	0005-0036-0001	Mailing Address:	CROWLEY, CRAIG
CAMA Number:	0005-0036-0001		90 CHICADEE LANE
Property Address:	90 CHICKADEE LANE		POLAND, ME 04274
Parcel Number:	0005-0036-0001C	Mailing Address:	RAY, DONALD R., JR.
CAMA Number:	0005-0036-0001C		70 CHIKADEE LANE
Property Address:	70 CHICKADEE LANE		POLAND, ME 04274 6133
Parcel Number:	0037-0005	Mailing Address:	HERLAND, WILLIAM M
CAMA Number:	0037-0005		2298 OAK PINE CT.
Property Address:	97 CHICKADEE LANE		LELAND, NC 28451
Parcel Number:	0037-0005A	Mailing Address:	HERLAND, WILLIAM M
CAMA Number:	0037-0005A		2298 OAK PINE CT.
Property Address:	CHICKADEE LANE		LELAND, NC 28451
Parcel Number:	0037-0006	Mailing Address:	MCCANN, ANTHONY
CAMA Number:	0037-0006		215 HIGH ST. #107
Property Address:	CHICKADEE LANE		SOUTH PORTLAND, ME 04106
Parcel Number:	0037-0007	Mailing Address:	MCCANN, ANTHONY
CAMA Number:	0037-0007		215 HIGH ST. #107
Property Address:	105 CHICKADEE LANE		SOUTH PORTLAND, ME 04106
Parcel Number:	0037-0007A	Mailing Address:	MCCANN, ANTHONY
CAMA Number:	0037-0007A		215 HIGH ST. #107
Property Address:	CHICKADEE LANE		SOUTH PORTLAND, ME 04106
Parcel Number:	0037-0008	Mailing Address:	LACASSE, JAMES E
CAMA Number:	0037-0008		622 DUCK POND RD
Property Address:	109 CHICKADEE LANE		WESTBROOK, ME 04092
Parcel Number:	0037-0009	Mailing Address:	ROCHON, JOSEPH C
CAMA Number:	0037-0009		115 CHICKADEE LANE
Property Address:	115 CHICKADEE LANE		POLAND, ME 04274
Parcel Number:	0037-0011	Mailing Address:	KNIGHT, KENNETH R
CAMA Number:	0037-0011		3327 NORTH BELFAST AVE
Property Address:	4 CARDINAL LANE		AUGUSTA, ME 04330

Parcel Number:	0037-0012	Mailing Address:	AGARWALLA, DIVYA A
CAMA Number:	0037-0012		8 CARDINAL LANE
Property Address:	8 CARDINAL LANE		POLAND, ME 04274
Parcel Number:	0037-0012-A001	Mailing Address:	ARSENAULT, CINDY L
CAMA Number:	0037-0012-A001		57 WALKER POINT ROAD
Property Address:	57 WALKER POINT RD.		POLAND, ME 04274
Parcel Number:	0037-0013	Mailing Address:	JOHNSON, LYNNE E -TRUSTEE
CAMA Number:	0037-0013		HARRIS-JOHNSON REVOCABLE TRUST
Property Address:	60 CARDINAL LANE		60 CARDINAL LANE
			POLAND, ME 04274
Parcel Number:	0037-0013	Mailing Address:	JOHNSON, LYNNE E
CAMA Number:	0037-0013A		1399 MATTINGLY RD.
Property Address:	CARDINAL LANE		HINCKLEY, OH 44233
Parcel Number:	0037-0014	Mailing Address:	RAY-LAVOIE, TRACY L
CAMA Number:	0037-0014		62 WALKER POINT ROAD
Property Address:	16 CARDINAL LANE		POLAND, ME 04274
Parcel Number:	0037-0014-A001	Mailing Address:	LAVOIE, MICHAEL
CAMA Number:	0037-0014-A001		62 WALKER POINT RD.
Property Address:	62 WALKER POINT RD.		POLAND, ME 04274 6132
Parcel Number:	0037-0015	Mailing Address:	BASTOW, RICHARD F (JT)
CAMA Number:	0037-0015		10 WEAVER ST.
Property Address:	20 CARDINAL LANE		AUBURN, ME 04210 4627
Parcel Number:	0037-0015A	Mailing Address:	BASTOW, RICHARD F
CAMA Number:	0037-0015A		10 WEAVER ST.
Property Address:	CARDINAL LANE		AUBURN, ME 04210 4627
Parcel Number:	0037-0019	Mailing Address:	MCCANN, ANTHONY
CAMA Number:	0037-0019		215 HIGH ST. #107
Property Address:	CHICKADEE LANE		SOUTH PORTLAND, ME 04106
Parcel Number:	0037-0020	Mailing Address:	BERNIER, DAVID R
CAMA Number:	0037-0020		206 THIRD ST.
Property Address:	CHICKADEE LANE		AUBURN, ME 04210

Assessor's Tax Card

Town of Poland, Maine

Home **Contact** **Admin**

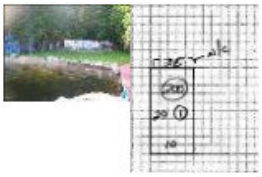
Last Updated 03/14/2023

Back to List

Map/Lot	0037-0010
Book	4944
Page	70
Account	2562
Location	119 CHICKADEE LANE
Owner	VEINOTE, KORD D 253 FLETCHER RD. AUBURN ME 04210

Assessment

Land	58,400
Building	27,200
Taxable	85,600



Property Information

Type	Residential
Acreage	0.38
Zone	Shoreland
Neighborhood	Range 3
Street Type	Gravel
Topography	Rolling
Utilities	Lake Water
Utilities	& Septic System

Land

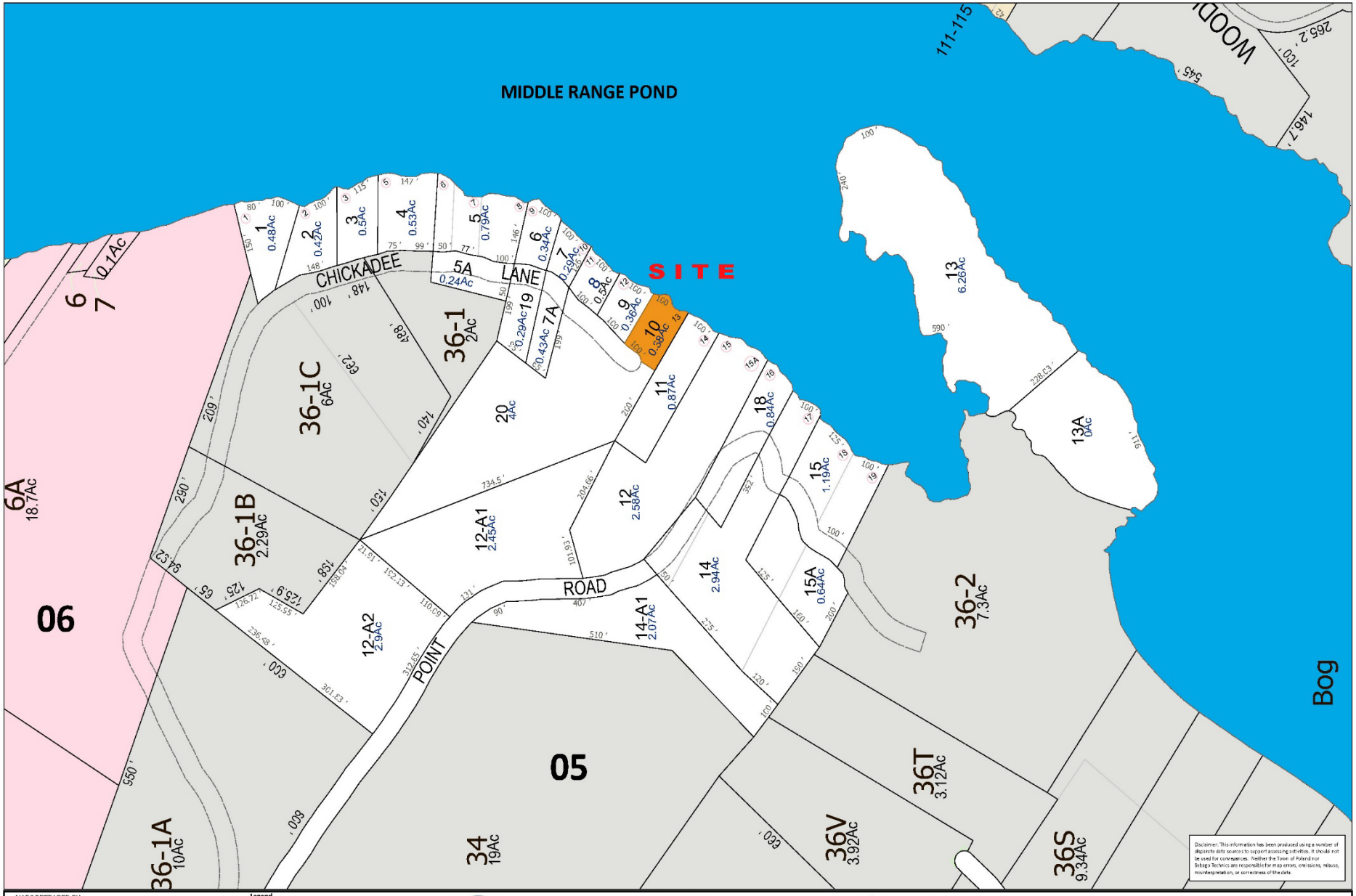
Description	Type	Units	Value
Baselot (Fract)	Fractional Acreage	0.38	48,351
Site Improvement 1	Improvements	1.00	10,000
		0.38	58,400

Building

Type	Cottage
Area	200
Type	Pontiac ChiefM/H

Tax Detail as of 03/14/2023

Year	Mil Rate	Original	Remaining
2023	14.66	1,254.90	627.45
2022	15.1	1,292.56	0.00
2021	14.98	1,282.29	0.00
2020	14.98	1,282.29	0.00
2019	14.98	1,282.29	0.00
2018	14.74	1,260.71	0.00
2017	14.39	1,230.78	0.00
2016	14.2	1,214.53	0.00
2015	14	1,197.42	0.00
2014	13.65	1,167.48	0.00
		12,465.25	627.45



MAPS PREPARED BY:
SEBAGO TECHNICS
WWW.SEBAGOTECHNICS.COM

Legend

05 Abutting Tax Map Number
3-1 Subdivision Lot Number
8-33B Tax Parcel/Lot Number
Waterbodies/Wetlands
Property Tie Hooks
Easement/Right of Ways
Former Lot Lines
Cemetery
18 Building and Building Number
Travelled Way

PROPERTY MAP

TOWN OF POLAND, MAINE

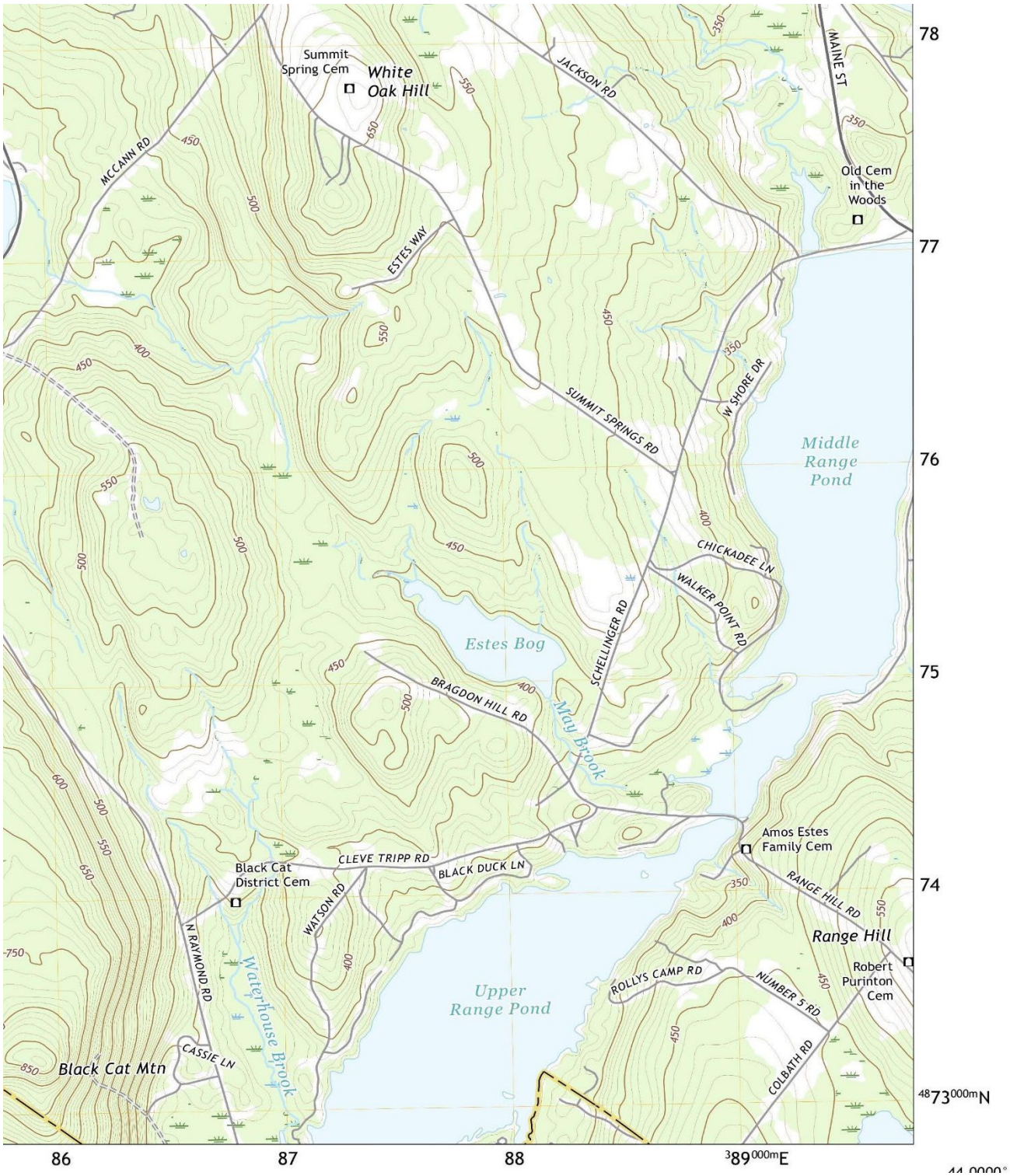
APRIL 1, 2016

UPDATES
SEBAGO TECHNICS 2015 UPDATES
O'DONNELL & ASSOCIATES 2014 UPDATES AND TAX MAPS

0 50 100 200 300 Feet

MAP 37

Site Location Plan



National Flood Hazard Layer FIRMette

FEMA

70°23'19"W 44°1'29"N

70°22'42"W 44°1'4"N

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

Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020

Legend

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

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard. Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 / 17.5 Cross Sections with 1% Annual Chance Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

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

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

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 3/14/2023 at 11:32 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

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

PROPOSED SUBSURFACE WASTEWATER DISPOSAL FIELD EASEMENT FROM KNIGHT TO VEINOTE – CHICKADEE LANE, IN THE TOWN OF POLAND, MAINE

(1,298 sq. ft. Subsurface Waste Water Disposal Field Easement)

Exhibit A

A certain easement specifically for the use and entitlement of a subsurface waste water treatment and disposal bed and the maintenance thereon, situated on the northwesterly side of Chickadee Lane in the Town of Poland, County of Androscoggin, State of Maine and being more particularly described as follows:

Beginning at an iron pipe at the westerly corner of land now or formerly of Kord D. Veinote and Pauline J. Veinote as described in a deed dated February 19, 2002 and recorded in the Androscoggin County Registry of Deeds in Book 4944, Page 70. Said iron pipe also being the southerly corner of land now or formerly of David R. Bernier and Jennifer L. Godbout as described in a deed dated February 19, 2002 and recorded in said Registry of Deeds in Book 4935, Page 309;

1) Thence, S 56° 27’ 34” E along the southwesterly sideline of said Veinote a distance of twenty-six and 87/100 feet (26.87’) to a point on the northwesterly side of said Chickadee Lane;

2) Thence, S 33° 32’ 26” W along the northwesterly sideline of said Chickadee Lane a distance of thirty-two and 73/100 feet (32.73’) to a point;

3) Thence, N 55° 42’ 35” W a distance of forty and 00/100 feet (40.00’) to a point;

4) Thence, N 33° 37’ 36” E a distance of thirty-two and 23/100 feet (32.23’) to the southwesterly sideline of said Bernier/Godbout;

5) Thence, S 56° 22’ 24” E along the southwesterly sideline of said Bernier/Godbout a distance of thirteen and 08/100 feet (13.08’) to the point of beginning of said easement herein described.

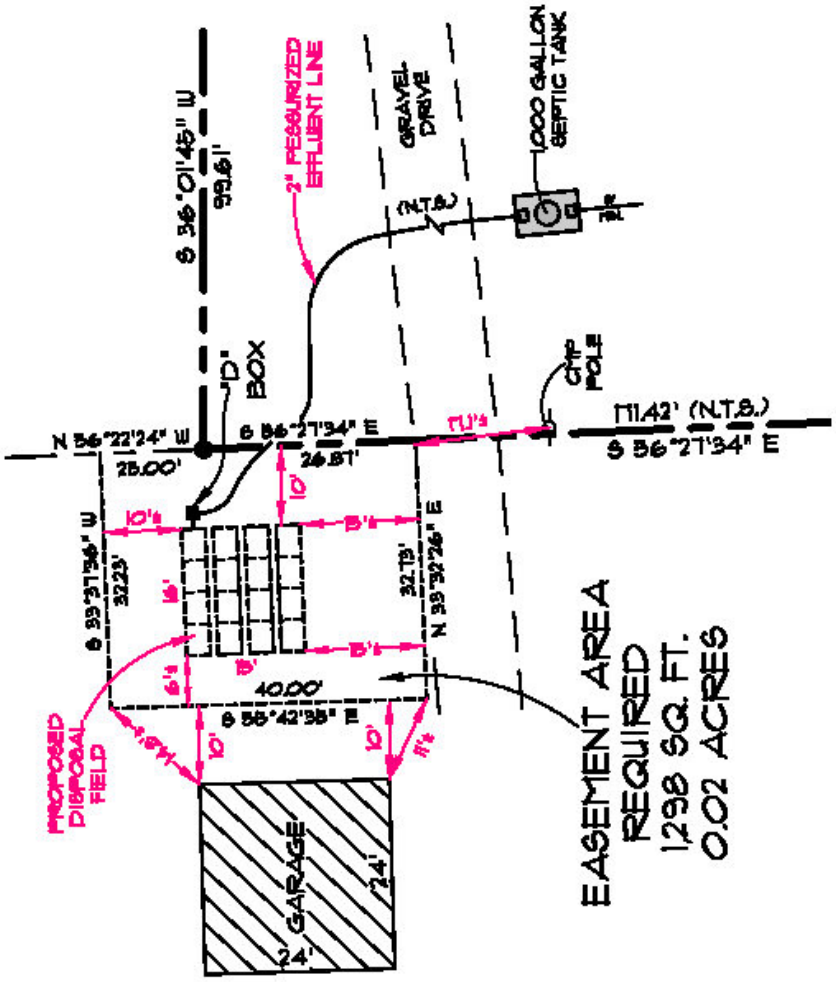
Together with the rights to maintain and repair sewer lines, distribution box, and to remove all debris, trees, and roots that can interfere with the normal use of the subsurface waste water disposal functionality. For any disturbance to vegetation and soil during repairs or maintenance procedures, the party performing said repairs or maintenance agree to restore the area so disturbed to the same general condition, as closely as practical, in which it existed prior to the disturbance, to include re-vegetate, re-sod, or re-seed the areas disturbed during the repair or maintenance of said subsurface disposal system.

The above-described easement area contains 1,298 square feet. The bearings above referred to are referenced to Grid North, MSPC West – NAD83.

Meaning and intending to describe only a portion of land as described in a deed from Raymond C. Knight and Arlene M. Knight dated September 28, 1994 and Recorded in the Androscoggin County Registry of Deeds in Book 3331. Page 321.

D:\jklsurveydocs\dd22088 Septic Easement – Knight to Veinot.docx

Sub-Surface Wastewater
(Proposed – Pending approval)


S 36°01'45" W
99.61'
2" PRESSURIZED EFFLUENT LINE
GRAVEL DRIVE
1,000 GALLON SEPTIC TANK
(N.T.S.)
"D" BOX
CMP POLE
N 56°22'24" W
25.00'
S 56°27'34" E
26.87'
171.42' (N.T.S.)
S 56°27'34" E
10'
10'
10'

Building Plans
(Proposed – Pending approval)

Formal
Shoreland Zoning Application for
Kord & Pauline Veinote

WAIVER REQUESTS

1) Applicant requests waiver for formal Stormwater Manage Plan. The nature of the project design, expansion, and goals preclude the need of costly-engineered stormwater analysis by preserving undisturbed areas adjacent to the improvements currently proposed.

EROSION AND SEDIMENTATION CONTROL PLAN

Formal Shoreland Zoning Application for
Kord & Pauline Veinote

119 Chickadee Lane – Poland, Maine

Prepared By:

JKL LAND SURVEYING
Oxford, Maine

INTRODUCTION:

This Plan has been developed to ensure that construction activities on this project site utilize sound erosion and sedimentation control measures. These measures will prevent or reduce the potential for the deposition of sediments downstream. The methods of control consist of preventative measures and remedial measures. Preventative measures are aimed at keeping the soils in their present location through mulching and through the reestablishment of vegetation. Remedial measures deal with the trapping and/or filtering of sediment laden stormwater run-off. Both types of measures will be utilized on this project.

The Erosion and Sedimentation Control Plan is best broken down into Temporary Measures and Permanent Measures.

Temporary Erosion Control:

Temporary control measures may consist of hay bale barriers and/or silt fencing, temporary mulching, stone check dams, and topsoil stockpiling.

Hay Bale Barriers:

Hay bale barriers will be placed down slope of all earth moving activities, where water from these disturbed areas will run off. These barriers will be keyed at least four inches into the ground, and staked end to end along an even contour to force run-off water through the bales.

Silt Fencing:

Silt fencing may be used in place of, or together with, the hay bale barriers. The silt fencing will also be keyed at least four inches into the ground and placed along an even contour.

Stone Check Dams:

Stone check dams will be placed in the center of the ditches prior to final stabilization, to provide a means of trapping sediment. The dams will consist of small stones placed across the ditch, with a depression at the top of the dam to allow water over the top of the dam, should it become clogged with sediment. See the specifications on the Typical Details sheet for construction details of the measure.

Temporary Mulch:

Temporary mulch will be placed on all disturbed areas where seeding or other construction or stabilization activities will not take place for over 14 consecutive days. Temporary mulch will also be placed on all bare soils outside the road base prior to any predicted heavy rain event. A heavy rain event will be at least one inch of rainfall in a 24-hour period. The mulch may be hay and will be applied at a rate of two bales per 1,000 square feet. Soil must not be visible upon completion of application, regardless of rate of application.

Topsoil Stockpiles:

Topsoil, removed as part of the construction, will be stockpiled on site for use in the areas to be re-vegetated. The location of topsoil stockpiles must not be within 75 feet of a defined natural resource (wetland, stream, etc.), or within 75 feet of a run-off transport channel (swale or ditch).

Stockpiles will be mulched with hay at two bales per 1,000 square feet. The area down slope from any stockpile areas will be protected by a silt fence or hay bale barrier placed directly below or down gradient from the stockpile. If the stockpile must be left for more than 30 days, the pile will be seeded with rye grass at a rate of two pounds per 1,000 square feet.

Maintenance of Temporary Measures:

All temporary measures described above will be inspected weekly throughout the construction of the project. Repairs or replacements will be made as necessary. Once the site is stable, temporary devices such as hay bale barriers and silt fencing will be removed.

Permanent Erosion Control (if necessary):

Permanent measures will consist of the placement of culverts, the stabilization of inlets and outlets of culverts, the construction of both grass lined and stone lined ditches, and the re-vegetation of all areas outside the traveled way of the road, and those areas designated as stone lined ditches.
Culverts:

All culverts have been sized to handle the peak flows generated by a 25-year, 24-hour rainstorm. The locations and sizes of the culverts are shown on the Site Plan.

The inlets and outlets of the culverts will be armored with riprap to prevent scouring. This armoring will consist of placing stone possessing a D50 of 6 inches to a depth of 14 inches to the following dimensions: width equal to twice the diameter of the culvert; length equal to three times the diameter of the culvert.

Ditches:

Ditches on the project have been designed based on expected slow rates and velocities for the 25-year, 24-hour storm event and the slope of the ditch. Where water velocities are expected to exceed 3.5 feet per second, the ditch has been designed to be stone lined. Ditches with water velocities of less of less than 3.5 feet per second have been designed to be grass lined.

Stone Lined Ditches:

Stone lined ditches will first be lined with a non-woven filter fabric, and then lined with riprap possessing a D50 of approximately 6 inches in diameter. This means that approximately half the stones by weight will be smaller than 6 inches and half will be larger. The minimum stone size should be 1 inch with the largest stone being 9 inches in diameter. The depth of stone in the ditch should average 14 inches. The final shape of the ditch will consist of the following dimensions: a bottom width of one foot; side slopes possessing a 3:1 horizontal to vertical; and a total depth of 2 feet.

Grass Lined Ditches:

Grass lined ditches will possess the same final dimensions as the stone lined ditches. The flow area of the ditch will be armored by placing a biodegradable matting or netting (such as American Excelsior Curlex Blanket or equal) in the bottom of the ditch. Placement of this material may take place either before or after seeding. This blanket will be installed according to the manufacturer's recommendations. If there is no mulch material in the blanket, then the netting will be placed over the seed and mulch.

The seeding and mulching of the grass lined ditches will follow the specifications stated below for re-vegetation.

Re-vegetation Measures:

All areas to be permanently re-vegetated with grass will first be covered with loam and then fertilized.

Loam will be placed on all areas to be re-vegetated. Loam will be placed to a depth of at least four inches. Loam will be the stockpiled topsoil, if possible.

The areas with loam will then be fertilized with commercial 19-19-19 fertilizer applied at a rate of 12 pounds per 1,000 square feet. Lime will also be applied at a rate of 50 pounds per 1,000 square feet. Both the lime and the fertilizer will be mixed thoroughly with the soil.

All areas to be re-vegetated with permanent grass are to be seeded with a conservation grass mix or equal. This mixture will be applied at a rate of 2 pounds per 1,000 square feet. Mulch will then be spread on all seeded areas at a rate of two bales per 1,000 square feet. Again, the soil will not be visible through the mulch, regardless of the application rate.

Seed and mulch will be placed within five days of final grading of topsoil.

Seeded area will be inspected after 30 days to determine the success of the seeding. If the ground cover is less than 75%, the seeding will be done a second time.

Critical Areas:

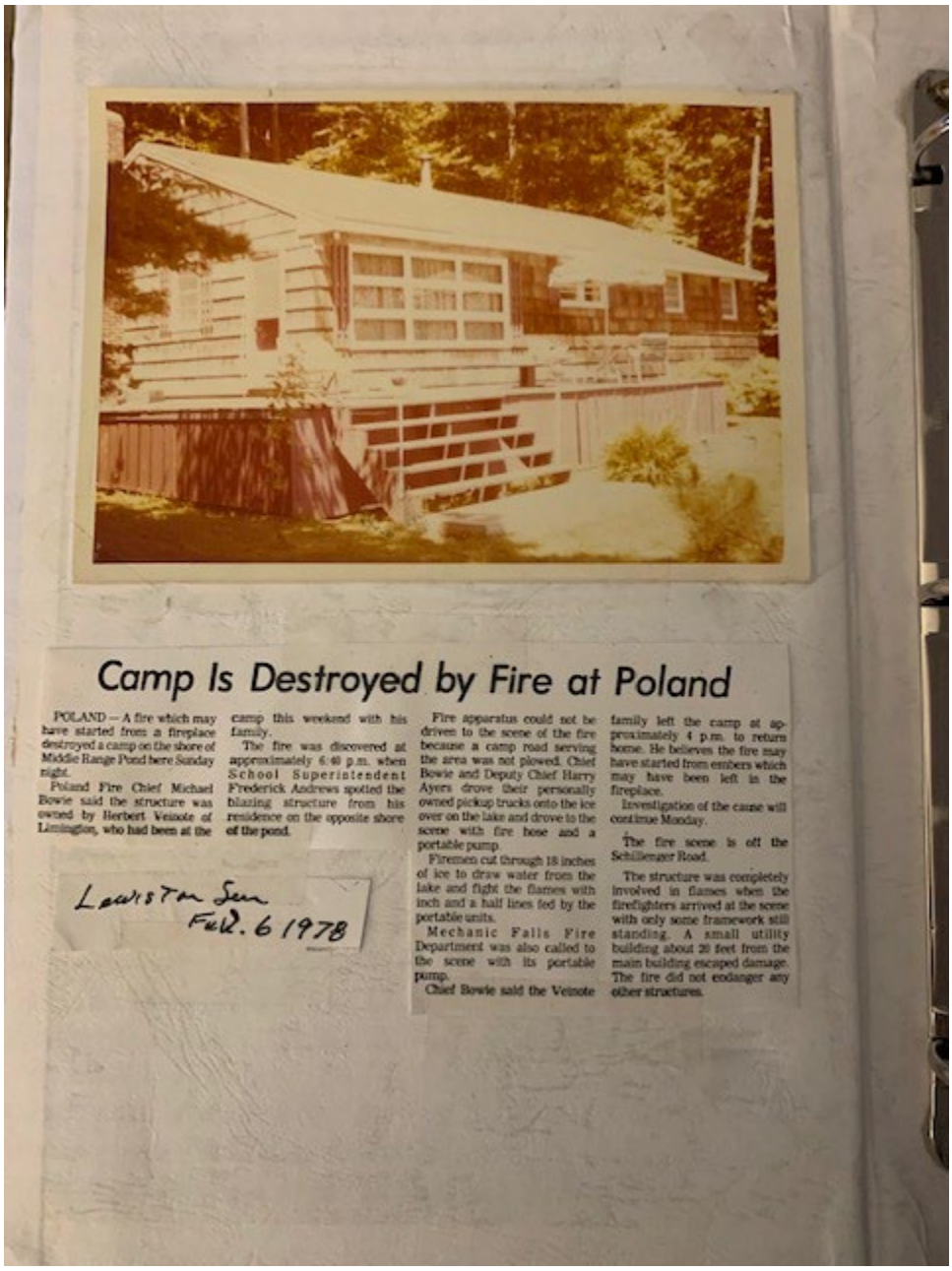
Slopes in excess of 15% will require the placement of a biodegradable netting or matting over the mulch and seed (if the netting has no mulch in it). If stabilization is to take place after October 1, slopes over 8% will be treated with the matting.

Maintenance of Permanent Measures:

All measures will be inspected weekly during construction, and then at least once annually to insure proper function of each measure. Any damaged areas will be repaired or replaced as necessary. Any ditches or culverts not functioning as designed will be redesigned and reconstructed according to specifications prepared by a Professional Engineer.

In any event, seeding will take place between either May 1 and June 15, or August 15 and September 15.

Exhibit A



Camp Is Destroyed by Fire at Poland

POLAND — A fire which may have started from a fireplace destroyed a camp on the shore of Middle Range Pond here Sunday night.

Poland Fire Chief Michael Bowie said the structure was owned by Herbert Veinote of Limington, who had been at the camp this weekend with his family.

The fire was discovered at approximately 6:40 p.m. when School Superintendent Frederick Andrews spotted the blazing structure from his residence on the opposite shore of the pond.

Fire apparatus could not be driven to the scene of the fire because a camp road serving the area was not plowed. Chief Bowie and Deputy Chief Harry Ayers drove their personally owned pickup trucks onto the ice over on the lake and drove to the scene with fire hose and a portable pump.

Firemen cut through 18 inches of ice to draw water from the lake and fight the flames with inch and a half lines fed by the portable units.

Mechanic Falls Fire Department was also called to the scene with its portable pump.

Chief Bowie said the Veinote family left the camp at approximately 4 p.m. to return home. He believes the fire may have started from embers which may have been left in the fireplace.

Investigation of the cause will continue Monday.

The fire scene is off the Schillenger Road.

The structure was completely involved in flames when the firefighters arrived at the scene with only some framework still standing. A small utility building about 20 feet from the main building escaped damage. The fire did not endanger any other structures.

Lewiston Sun
Feb. 6 1978

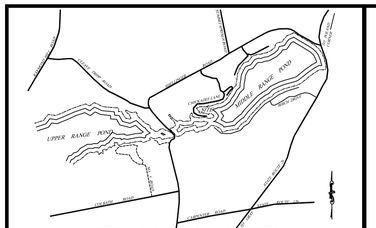
Lewiston Sun Journal Article on fire that destroyed the Cottage

Exhibit B

Picture of shed converted into a camp
shortly after the 1978 fire

Exhibit C

Proof that shed existed prior to 1978 fire.
Shed still exists today in its same location.



SITE LOCATION SKETCH
SCALE: NOT TO SCALE

ZONING:
LIMITED RESIDENTIAL ZONE:

Minimum lot area	80,000 sq. ft.
Minimum road frontage	200 ft.
Minimum shore frontage	200 ft.
Maximum impervious surface ratio not to exceed	15%
Maximum height structure not to exceed	35 ft.
Minimum principal structure setbacks:	
Front	20 ft.
Rear	25 ft.
Side	20 ft.
Normal High Water Mark Great Pond	100 ft.
Upland edge of a Wetland	75 ft.
Minimum accessory structure setbacks:	
Front	20 ft.
Rear	25 ft.
Side	20 ft.
Normal High Water Mark Great Pond	100 ft.
Upland edge of a Wetland	75 ft.

EXISTING CONDITIONS

EXISTING IMPERVIOUS AREA TABLE		
Impervious Area	Sq. Feet	Percentage
ROAD 1	691.5	24.0
DRIVEWAY 1	2579.1	64.5
SLAB 1	40.8	1.0
SHED 1	39.6	1.0
SHED 2	305.0	7.6
STEPS 1	14.1	0.3
STEPS 2	28.5	0.8
Total	3,998.6	100.0

EXISTING LOT COVERAGE:
IMPERVIOUS AREA ÷ 3,998.6 sq. ft.
PARCEL AREA ÷ 17,658.05 Sq. Feet
0.226 x 100 = 22.6%

PROPOSED DEVELOPMENT

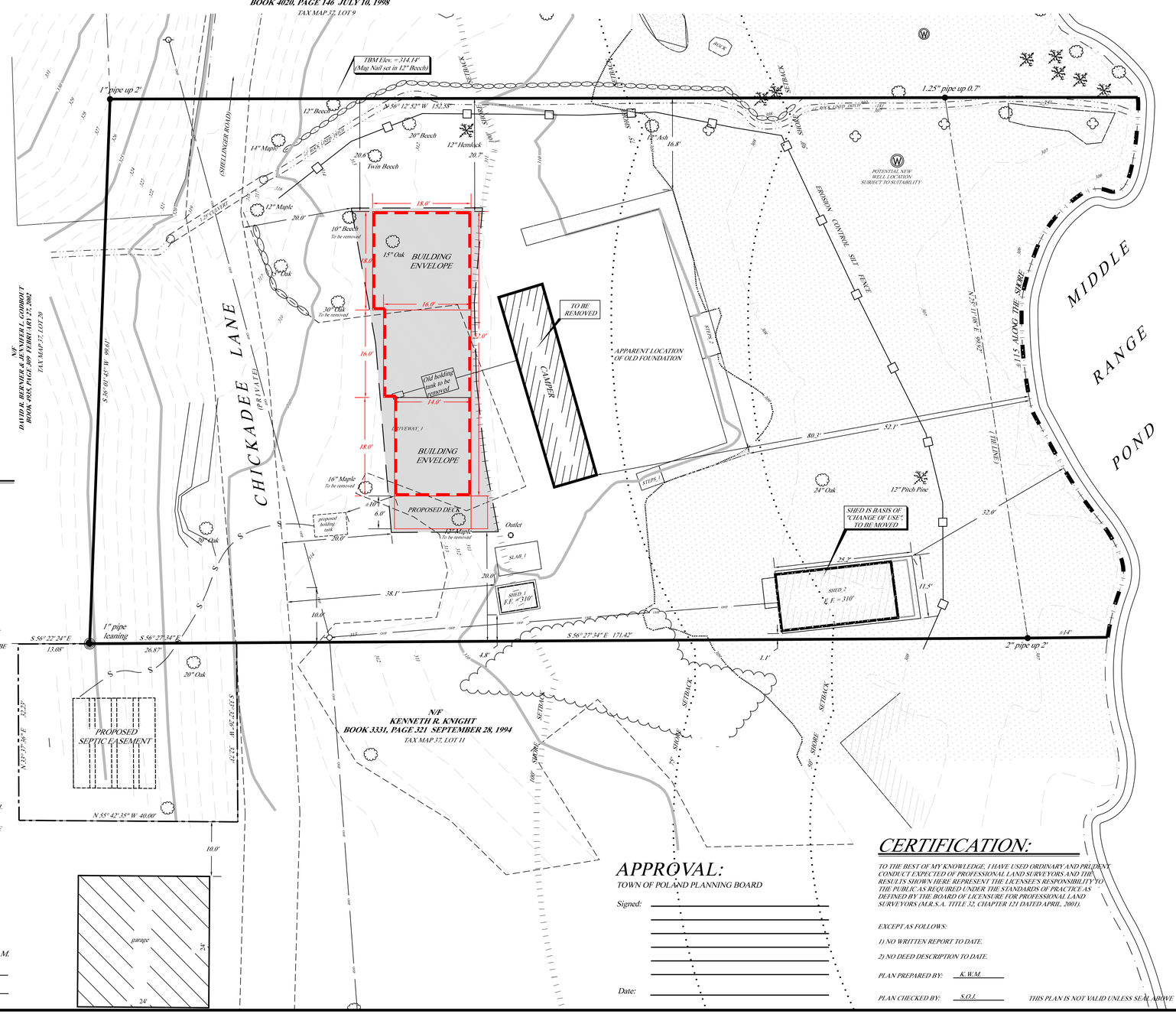
PROPOSED STRUCTURE AREA TABLE		
Structure	Sq. Feet	Percentage
P. HOUSE	934.0	28.5
P. GRAVAREA	2,339.3	71.5
Total	3273.3	100

PROPOSED LOT COVERAGE:
IMPERVIOUS AREA ÷ 3,272.5 sq. ft.
PARCEL AREA ÷ 17,658.0 Sq. Feet
0.161 x 100 = 18.5%

PROPOSED PHOSPHORUS CONTROL MEASURES
(MINIMUM OF 30 POINTS REQUIRED)

1. Installation of rock lines drip edges serving new construction: 15 points
2. Clearing limitation of less than 10,000 sq. ft. : 15 points
3. 50 - foot vegetated buffer from shore: 15points
Total = 45 points

WAIVER REQUESTS
1) Applicant requests waiver for formal Stormwater Manage Plan. The nature of the project design, expansion, and goals preclude the need of costly-engineered stormwater analysis by preserving undisturbed areas adjacent to the improvements currently proposed.



CONDITIONS OF APPROVAL:

- Soil Erosion Control and Storm water Management Measures shall be in place prior to construction; the Code Enforcement Officer may require additional measures be taken.
- Soil disturbance during the period Mar 1st to May 1st is prohibited.
- Any disturbed soils shall be re-vegetated immediately upon completion of construction and any disturbed soils within 100-ft. of the high water mark shall be re-vegetated per the approved plan.
- This approval will expire twenty-four (24) 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 earthmoving 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 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.

EROSION CONTROL MANAGEMENT:

THIS PLAN HAS BEEN DEVELOPED TO PROVIDE A STRATEGY FOR CONTROLLING SOIL EROSION AND SEDIMENTATION DURING AND AFTER CONSTRUCTION OF THE PROPOSED DEVELOPMENT. THIS PLAN IS BASED ON STANDARDS AND SPECIFICATION FOR EROSION PREVENTION IN DEVELOPING AREAS AS CONTAINED IN "MAINE EROSION AND SEDIMENT CONTROL HANDBOOK FOR CONSTRUCTION: BEST MANAGEMENT PRACTICES", MARCH 1991 (REVISED 2014). THE EQUIPMENT ANTICIPATED TO BE USED FOR THE CONSTRUCTION INCLUDES THE FOLLOWING: BACK HOES, BULLDOZERS, LOADERS TRUCKS, CRANES, COMPACTORS, GRADERS, ETC.. THE FOLLOWING MEASURES WILL BE UNDERTAKEN TO PROVIDE MAXIMUM PROTECTION TO THE SOIL, WATER AND ABUTTING LANDS:

1) PRIOR TO GRUBBING OR ANY EARTH MOVING OPERATION, SILTATION FENCE WILL BE INSTALLED ACROSS THE SLOPE ON THE CONTOUR AT THE DOWNHILL LIMIT OF THE WORK AS PROTECTION AGAINST CONSTRUCTION RELATED EROSION.

2) STONE CHECKS DAMS WILL BE INSTALLED IN THE DRAINAGE SWALES TO PREVENT EROSION PRIOR TO STABILIZATION OF THE CHANNELS. EROSION CONTROL MESH WILL ALSO BE INSTALLED IN ALL DITCHES TO BE RE VEGETATED.

3) PERMANENT SOIL EROSION CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES, OR ANY DISTURBED LAND AREA WILL BE COMPLETED WITHIN FIFTEEN (15) CALENDAR DAYS AFTER FINAL GRADING HAS BEEN COMPLETED. WHEN IT IS NOT POSSIBLE OR PRACTICAL TO PERMANENTLY STABILIZE DISTURBED LAND, TEMPORARY EROSION CONTROL MEASURES WILL BE IMPLEMENTED WITHIN THIRTY (30) CALENDAR DAYS OF EXPOSURE OF SOIL. ALL DISTURBED AREAS WILL BE MULCHED FOR EROSION CONTROL UPON ROUGH GRADING.

4) NATIVE TOPSOIL SHALL BE SAVED, STOCKPILED, MULCHED, AND REUSED AS MUCH AS POSSIBLE ON THE SITE. SILTATION FENCE SHALL BE INSTALLED AT THE DOWNHILL LIMIT TO PROTECT AGAINST EROSION. STOCKPILES WILL BE STABILIZED BY SEEDING AND MULCHING UPON FORMATION OF THE PILES. UPHILL OF THE STOCKPILES, STABILIZATION DITCHES AND/OR BERMS WILL BE CONSTRUCTED TO DIVERT STORM WATER RUNOFF AWAY FROM PILES.

5) ALL SILTATION FENCE AND HAY BALE BARRIERS WILL BE INSPECTED BY THE CONTRACTOR ON A WEEKLY BASIS OR FOLLOWING ANY SIGNIFICANT RAINFALL (1/2" OR MORE) OR SNOW MELT. ALL DAMAGED EROSION CONTROL DEVICES WILL BE REPAIRED AND/OR REPLACE IMMEDIATELY. TRAPPED SEDIMENT WILL BE REMOVED BEFORE IT HAS ACCUMULATED TO ONE HALF OF THE INSTALLED SILTATION FENCE OR HAY BALE BARRIER HEIGHT. DEVICES NO LONGER SERVICEABLE DUE TO SEDIMENT ACCUMULATION WILL ALSO BE REPAIRED AND/OR REPLACED AS NECESSARY.

6) INTERCEPTED SEDIMENT WILL BE RETURNED TO THE SITE AND INCORPORATED INTO THE PROJECT AREA.

7) SHOULD CONSTRUCTION OCCUR AFTER NOVEMBER 15 OF THE YEAR TO BE BUILT, ADDITIONAL EROSION CONTROL METHODS WILL BE IMPLEMENTED. ALL DISTURBED AREAS WILL BE MINIMIZED AS MUCH AS POSSIBLE, PRIOR TO FREEZING. ADDITIONAL EROSION CONTROL DEVICES WILL BE INSTALLED AS APPROPRIATE INSPECTION OF THESE EROSION CONTROL ITEMS WILL BE CONSTANT, WITH PARTICULAR ATTENTION PAID TO WEATHER PREDICTIONS TO ENSURE THAT THESE MEASURES ARE PROPERLY IN PLACE TO HANDLE LARGE AMOUNTS OF RUNOFF FROM HEAVY RAINS OR THAWS.

RECORDING INFORMATION:

ANDROSCOGGIN COUNTY REGISTRY OF DEEDS

RECEIVED _____ AT_____, HOUR_____ MIN_____M.

AND RECORDED IN PLAN BOOK _____ , PAGE _____

ATTEST _____
REGISTRAR

APPROVAL:
TOWN OF POLAND PLANNING BOARD

Signed: _____

Date: _____

CERTIFICATION:

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

EXCEPT AS FOLLOWS:

1) NO WRITTEN REPORT TO DATE.

2) NO DEED DESCRIPTION TO DATE.

PLAN PREPARED BY: K.W.M.

PLAN CHECKED BY: S.O.J.

THIS PLAN IS NOT VALID UNLESS SEAL ABOVE

LEGEND:

- IRON PIPE FOUND
- IRON PIN SET (5/8" rebar with yellow cap inscribed JKL Land Surveying, PLS 2216)
- N/F — NOW OR FORMERLY
- UTILITY POLE
- HARDWOOD TREE
- SOFTWOOD TREE
- RIGHT OF WAY LIMITS / ABUTTERS
- STONE WALL
- EDGE OF GRAVEL
- GRAVEL AREA
- GARDEN AREA
- RESOURCE PROTECTION ZONE
- EDGE OF FLOOD HAZARD ZONE "AE"
- SHORE SETBACKS

NOTES:

1) BEARINGS ARE REFERENCED TO GRID NORTH - SPC MAINE WEST ZONE - NAD83 WITH A MAGNETIC DECLINATION OF 17° 33' 17".

2) DEED REFERENCES ARE MADE TO THE ANDROSCOGGIN COUNTY REGISTRY OF DEEDS - AUBURN, MAINE.

3) FLOOD ZONE X AND AE - MAP 23001C0294E EFFECTIVE DATE JULY 8, 2013 - BASE FLOOD ELEVATION: 309'.

4) PROPERTY IS DESIGNATED ON TOWN OF POLAND TAX MAP 37 , LOT 10.

5) CONTOUR ELEVATIONS ARE NAVD 88 DERIVED FROM A GPS OBSERVATIONS AND PROCESSED USING NGS ONLINE POSITIONING USER SYSTEM (OPUS) .

REFERENCES:

1) PLAN ENTITLED "LOTS ON WEST SHORE - MIDDLE RANGE POND - ELMER WALKER - POLAND, MAINE - BY C.W. EATON" DATED JULY 1950 AND RECORDED IN THE ANDROSCOGGIN COUNTY REGISTRY OF DEEDS IN PLAN BOOK 9, PAGE 479.

2) A STANDARD BOUNDARY SURVEY OF 8 CARDINAL LANE - WALKER POINT ROAD & WOOD LOT - POLAND, MAINE, PREPARED FOR WANDA M. WINSLOW DATED JULY 20, 1999 AND RECORDED IN THE ANDROSCOGGIN COUNTY REGISTRY OF DEEDS IN PLAN BOOK 40, PAGE 173.

TOTAL AREA:
17,658.05 Sq. Feet or 0.41 Acres

OWNER OF RECORD:
KORD F. VEINOTE & PAULINE J. VEINOTE
BOOK 4944, PAGE 70 FEBRUARY 19, 2002

GRAPHIC SCALE
10 0 5 10 20 40
(IN FEET)
1 inch = 10 ft.

--- RETACEMENT BOUNDARY SURVEY & PROPOSED SITE PLAN---

PLAN OF PROPERTY
119 CHICKADEE LANE -- POLAND, MAINE 04274

MADE FOR

KORD VEINOTE

253 FLETCHER ROAD -- POLAND, MAINE 04210

JKL LAND SURVEYING
370 MAIN STREET - ROUTE 26 --- OXFORD, MAINE 04270
(207) 539-5048 --- Web Site: jkllandsurveying.com

BOOK: 197 FILE: 2051 JOB NO.: 22088 DISC: SURVEY2022
DECEMBER 13, 2022

PROVIDING "DIRECTIONS" FOR THE FUTURE

MAJOR SUBDIVISION APPLICATION
FOR
PROPOSED KNOLL ROAD SUBDIVISION
PHASE 2 (LOTS 4, 5 & 6)
&
PHASE 4 (LOTS 9 & 10)

POLAND TAX MAP 13 - LOT 33 & 33A (PHASE 2)
POLAND TAX MAP 13 – LOT 36 (PHASE 4)

PREPARED FOR:

LAWRENCE A. ROAKES
16 ROCKY ROAD
OTISFIELD, MAINE 04270

REGARDING PROPERTIES LOCATED ON:

KNOLL ROAD
POLAND, MAINE

PREPARED BY:

DAVIS LAND SURVEYING
STUART A. DAVIS
PROFESSIONAL LAND SURVEYOR #2208
990 MINOT AVENUE
AUBURN, MAINE 04210

JOB #23-013

APRIL 25, 2023

Davis Land Surveying, LLC
990 Minot Avenue
Auburn, ME 04210

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

April 25, 2023

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

RE: Knoll Road Subdivision Phase 2

Dear Planning Board Members,

On May 24, 2022, the Poland Planning Board approved a 3 Lot Minor Subdivision known as Knoll Road Subdivision **Phase 1** (Lots 1, 2 & 3). The plan that was submitted at that time showed the potential future buildout with the additional proposed Phases 2, 3 & 4. We are looking for approval of **Phase 2** for three lots (proposed Lots 4, 5 & 6) and **Phase 4** (proposed Lots 9 & 10). An MDEP Stormwater Permit Application has been submitted.

As noted in the previous application, a Stormwater Management Plan and Phosphorus Control Plan have been generated by engineers from Terradyn Consultants and submitted to DEP to include all of Knoll Road, Lots 1-8, Lynn's Way (Backlot Driveway Sec: 509.11) for ingress and egress and all utilities necessary for Lots 9 & 10. Knoll Road and Lynn's Way will be upgraded per Chapter 8 Street & Road Construction Standards for Private Roads and has been Engineered with Road Profiles, Phosphorus Control, Erosion & Sedimentation Control and Stormwater. The Engineer has been addressing the Stormwater Permit application submitted to DEP for approval and the Town of Poland Stormwater requirements per ordinance. The submittals include calculations and design for all of proposed Knoll Road and Lynn's Way. James Seymour, engineer from Sebago Technics, provided a 3rd party review of all engineering plans as part of the Phase 1 submittal process for the Town of Poland.

Phase 2 of the Knoll Road Subdivision is located on property located off Knoll Road with 638.64' frontage and shown on Town of Poland Tax Map 13, Lots 33 and 33A. Proposed **Phase 2** of the Knoll Road Subdivision consists of 6.9 acres. Lots 4 & 6 is owned by Knoll Road Trust as described in a Deed dated May 23, 2019 and recorded in the Androscoggin County Registry of Deeds in Book 10090, Page 112. Lot 5 is owned by HKL Trust as described in a deed dated September 3, 2020 and recorded in said Registry of Deeds in Book 10478, Page 133.

Phase 4 of the Knoll Road Subdivision is located on property located off proposed Lynn's Way a private 60-ft-wide gravel driveway. Proposed **Phase 4** of the Knoll Road Subdivision consists of 5.5 acres and is owned by Lawrence A. Roakes as described in a Deed dated May 1, 2020 and recorded in the said Registry of Deeds in Book 10364, Page 77.

Phase 4 of the Knoll Road Subdivision includes the construction of Lynn's Way, a private 60-ft-wide right of way. Lynn's Way has been designed as a 12' wide gravel drive with 2' shoulders on each side. This was included as part of the Stormwater Management Plan by Terradyn Consultants as discussed above.

Phase 2 & Phase 4 (Lots 4, 5, 6, 9 & 10) meet or exceed the minimum frontage for the Village 3 Zone of 200 feet along Knoll Road and also meet or exceed the minimum sq. ft. of 80,000 sq.ft.

As indicated in the submittal for Phase 1, Lynn's Way/ Temporary Turnaround has been built out to at least the first 60 feet and is being used as the temporary turnaround for Phase 1 & will also be used for **Phase 2**. Prior to the sale of Lot 9 or Lot 10 within **Phase 4**, Lynn's Way will be constructed.

In the previous submittal for Phase 1 a letter was included from Tom Printup, Fire Chief for the Town of Poland, that states that the temporary turn-around on Lynn's Way is acceptable for emergency apparatus. Additionally, there are two dry hydrants located at Potash Brook and at the Tripp Lake boat launch area that are near the subdivision. Lynn's Way has been designed with a hammerhead that allows for turning of emergency apparatus.

All lots will be serviced by individual wells and the site should adequately supply the properties (see Letter from Affordable Well Drilling, Inc. included in the Phase 1 submittals.) All lots will be serviced with individual subsurface wastewater disposal systems. Test Pit analysis by Erik Lema, LSE#419 of Basswood Environmental has been provided for each Lot of **Phase 2** and **Phase 4**. See test pit results from BWE (Exhibit 7). The analysis indicates that the property contains suitable building sites and subsurface wastewater disposal systems. Basswood Environmental (BWE) delineated the wetlands on Tax Map 13, Lots 35 (**Phase 1**) & Tax Map 13, Lot 36 (**Phase 4**) on September 30 2021. There was a small wetland found that is shown on Lot 1. BWE delineated the wetlands on **Phase 2** (Lots 4, 5, & 6) in March of 2023. As part of the delineation, BWE also provided a walkover to determine any other resources of particular regulatory importance. None were found.

Hydro geologic assessment. As indicated from the Basswood Environmental analysis and findings the property contains suitable soils for building sites and subsurface wastewater disposal systems. It is anticipated there will be no adverse impact on ground water quantity or quality from the proposed subdivision. With residential development, the major concern is nitrate contamination from septic systems. Each system will be installed to meet the Maine Subsurface Wastewater Disposal Rules, dated August 2015, as amended**.**

The property is not shown as being in a Special Flood Hazard Zone according to FIRM 23001C0287E dated July 8, 2013. Based on MIF&W and the Maine State GIS, a small portion of the Lot 6 is mapped as Deer Wintering Area; however, based on information from MIF&W, this DWA is not significant. There are no Inland Water Fowl Wading Bird Habitat (IWWH) on the properties.

As determined in the previous submittal for Phase 1, a waiver was granted for 1,320-foot setback from a mapped Deer Wintering Area (DWA) as shown on the Town of Poland GIS per Poland Comprehensive Land Use Code (CLUC) Chapter 6, Section 612.8.C.2. Based on letters from Maine Department of Inland Fisheries and Wildlife (MDIF&W) the DWA is not recognized as a Significant Wildlife Habitat under the Natural Resources Protection Act (NRPA) in organized townships.

We look forward to the opportunity to discuss the project with the Planning Board and welcome any comments and suggestions.

Respectfully Submitted,

Stuart Davis, PLS

TABLE OF CONTENTS

Exhibit 1	Major Subdivision Application
Exhibit 2	Agent Authorization Letter
Exhibit 3	Abutters within 500 Feet of Knoll Road Subdivision
Exhibit 4	Deeds Bk 10090, Pg112; Bk 10478, Pg 133; and Bk 10364, Pg 77
Exhibit 5	Knoll Road Declaration of Covenants (Bk 10961, Page 240)
Exhibit 6	Property Cards (Map 13, Lot 33, Map 13, Lot 33A & Map 13, Lot 36)
Exhibit 7	Test Pit Results prepared by Erik Lema, LSE #419 for Basswood Environmental
Exhibit 8	Wetland Report by Basswood Environmental
Exhibit 9	Sketch of Deer Wintering Area adjacent to Tax Map 13, Lots 33, 33A, & 36
Exhibit 10	Knoll Road Subdivision Phase 2 & Phase 4 Plan

Town of Poland, Maine
Planning Board

Preliminary Major Subdivision Application

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 and obtain copies of information as required by the application.
   a. Obtain names and addresses of "Abutters" *(within 500 feet of your lot)* from the Assessor's Office.
      i. You will need to deliver this list to the Planning Board Office. It is needed for the official abutters' notification sent by this office of your request.
      ii. An Agenda Request form should be filed at the same time so that a meeting date with proper notification to the abutters can be set.
3. Use the "Submission Checklist" to make sure submission requirements are met.
   a. The checklist is a summary of the standard requirements in Section 607.2 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 and then select "Comprehensive Land Use Code". Hardcopies are also 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 DATES
   a. A total of fourteen 14 copies of the plans and a digital PDF copy (on either cd or usb) are needed.
      i. Four (4) of the copies are required for Department Heads and should be attached to the department head notice. (Recreation Dept. needs notification but does not need an application)
      ii. The applicant is responsible for the delivery of the Road Commissioner's, the Fire/Rescue Chief's, the Police Dept, and the School Departments application copies.
      iii. Department heads should receive their copies 14 days prior to the scheduled meeting. This allows them ample time to report their recommendations back to the Planning Board before the scheduled meeting.
   b. The Code Enforcement Office must receive an original application (An application with original signatures) and an additional 13 copies and a digital PDF copy (on either cd or usb) along with the appropriate fees by 1:00 p.m. eleven (11) days before the stated meeting to remain on the upcoming agenda.
   c. If review for completeness of 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 will be put on display for public review 7 days prior to the meeting.
   e. Applications received after the Agenda is posted may not be reviewed by the Board for your scheduled meeting date.

PROJECT NAME: Knoll Road Subdivision - Phase 2 & Phas3 4

Date of Planning Board Review: April / 25 / 2023 Number of Lots/ Units: 5 Lots

LOT INFORMATION:

Tax Assessor's Map # 13 Lot # 33, 33A, 36 Sub lot #

Registry of Deeds Book # 10090; 10478; 10364 Page# 112; 133; 77

Road Location: Knoll Road

Lot Size: 13.4 Ac (Phase 2 & Phase 4) Acres or Sq. Ft. Road Frontage: 638.64 Knoll Rd; 500.06 Lynn's Way Ft.

Year lot created: 1922 Est (Bk 318, Pg 279) *(If unknown, give best estimate with +/- after date)*

Zoning District(s): V-3 Village 3 Flood Zone: X (23001C0287E) Aquifer Overlay: N/A

Current use of lot: Undeveloped.

LAND OWNER(s):

Name(s) Lawrence A. Roakes

Company Knoll Road Trust & The HKL Trust

Mail Address: 16 Rocky Road Main Phone: 207 - 515 - 5624

Town/State/Zip Otisfield, ME 04270 Alternate Phone: - -

APPLICANT or CONTACT PERSON:

Applicant is: ✔ Landowner ☐ Contractor ☐ Renter ☐ Buyer

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):_____

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 existing development? *(If No, go to "Proposed Development")* ____ Yes x No

   a. Is there an existing Well ____ Yes x No
   b. Is there an existing Septic System ____ Yes x No
      i) *If yes, submit a copy of a septic permit, or drawing(s) showing size & location.*
   c. Is there an existing Road Entrance or driveway x Yes ____ No
      i) If yes, will there be any changes/modifications? ____ Yes 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 ____ Yes x 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 N/A Sq. Ft. or Acres
   b. Size of fields +/-10 Sq. Ft. or Acres
   c. Size of driveways/roads N/A Sq. Ft.
   d. Size of other non-vegetated areas N/A Sq. Ft.
   e. Wetlands already filled N/A Sq. Ft.

3. Existing Main Structure

   a. Ground Footprint N/A Sq. Ft.
   b. Total Gross Floor Space *(exterior dimensions of all floors)* ____ Sq. Ft.
   c. Road Frontage Setback ____ Ft.
   d. Side Setback ____ Ft.
   e. Rear Setback ____ Ft.
   f. Distance to Great Pond ____ Not applicable (over 250') ____ Ft.
   g. Distance to Stream ____ Not applicable (over 250') ____ Ft.
   h. Distance to Wetlands ____ Not applicable (over 250') ____ Ft.

4. Foundation Type ____ Full Basement ____ Frost Walls ____ Slab ____ Piers

5. Existing Accessory Structure(s)

   a. Total Number of Structures N/A
   b. Total Ground Footprint ____ Sq. Ft.
   c. Total Floor Space ____ Sq. Ft.
   d. Closest Road Setback ____ Ft.
   e. Closest Side Setback ____ Ft.
   f. Closest Rear Setback ____ Ft.
   g. Distance to Great Pond ____ Not applicable (over 250') ____ Ft.
   h. Distance to Streams ____ Not applicable (over 250') ____ Ft.

i. Distance to Wetlands _____Not applicable (over 250') _____Ft.

PROPOSED DEVELOPMENT:

SUBMISSIONS:

1. Standard submissions requirements shall follow Section 607.2 Comprehensive Land Use Code.
   a. Use the checklist on pages 7 & 8. *(See attached Addendum B for detail of requirements.)*
2. Additional information requested by the Planning Board at the Pre-application Sketch Plan and/or the Site Inspection meetings shall be added to the standard submission requirements.
3. Information shall be submitted in the order shown in the check list.
4. List status of 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.
2. 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.
3. 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, 2006
4. 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.
5. 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.
6. 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.
7. 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.
8. 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.
9. 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.
10. 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.
11. 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.
12. 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.
13. Anything agreed to verbally or in writing during this application process must be adhered to and will be enforced.

_____ _____ 4-25-2023

Applicant's Signature(s) *Date*

Completeness of Submission CHECKLIST for:

(Plan Name) Knoll Road - Phase 2 and Phase 4

The following list is the information required in Chapter 607.2 of the Comprehensive Land Use Code for the Town of Poland, Maine for a Minor Subdivision Plan Application. Please check the appropriate left-hand column depending if the information has been provided, if you request a waiver from submitting the information, or if you believe the information is not applicable to your application. If a waiver(s) is requested, or the information is not applicable, a written explanation is required.

For Applicant Use				For Planning Board Use			
Provided	Waiver Request	Not Applicable	Submission requirements	Received	On File	Waived	Not Applicable
			607.1.H Municipal Impact				
X			• Road Commissioner				
X			• School Superintendent				
X			• Police Department				
X			• Rescue & Fire Departments				
			Section 607.2 Submissions				
X			A. Application form				
X			B. Location Map				
X			B.1. Existing subdivision in proximity				
X			B.2. Location & names of streets				
X			B.3. Zoning Districts				
X			B.4. Outline of subdivision & holdings				
X			C. Preliminary Plan				
X			* 15 copies of application (14 provided per Application)				
X			D. Section 606.3.D requirements				
X			D.1. Proposed name				
X			D.2. Names & address of all involved				
X			D.3. Date plan prepared				
X			D.4. Existing physical features				
X			* Number of acres				
X			* Property lines				
X			* Existing buildings				
X			* Vegetative cover type				
		X	* Trees >24" DBH				
		X	* Clearing area for lawns & structures				
X			* Restrictions on clearings				
		X	D.5. Location of water bodies				
X			D.6. Contours at requested intervals				
X			D.7. Zoning Districts				
X			D.8 Location, names, widths of:				
X			* Roads				
X			* Easements				
		X	* Buildings				
		X	* Parks				
		X	* Open Spaces				
X			D.9. Title, rights, & interests				
X			D.10. Standard boundary survey				
X			D.11. Copy of most recent deed on parcel				
X			D.12. Intended deed restrictions				
X			D.13. Type of sewage disposal				
X			D.13.a. SSWS pit locations & analyses				
		X	D.14.a. Public water supply approval				
X			D.14.b. Private wells adequate supply				
		X	D.14.c. Adequate central supply				

For Applicant Use				For Planning Board Use			
Provided	Waiver Request	Not Applicable	Submission requirements	Received	On File	Waived	Not Applicable
X			D.15. Wetlands identified				
X			D.16. Phosphorous analysis				
		X	D.17. Location of sewers, water mains, culverts, & drainage ways				
		X	D.18. Open space to be preserved				
		X	D.19. Dedicated public use land				
		X	* Offers to town				
		X	* Selectmen look favorable on offer				
		X	D.20. Flood prone areas				
X			D.21. Hydrogeologic assessment				
		X	D.21.a. Sand & gravel aquifers				
			D.21.b. Average dwelling density				
		X	* Potential for adverse impact				
X			D.22. Storm water management plan				
X			D.23. Erosion & sedimentation plan				
X			D.23.a Permit from DEP				
X			D.24 Areas of wildlife habitat				
		X	D.25. Areas on NRHP				
		X	D.26. Disposal of debris				
X			* DEP permit				
		X	D.27. Scenic sites				
		X	D.28. Agricultural areas				
		X	D.29. Archeological resources				
X			D.30. Technical & financial ability				
			Section 607.2.D emphasis				
X			1. Adequate water resources				
		X	1.a. Private well analysis				
		X	1.b. Private central well analysis				
		X	2. High intensity soil survey				
		X	3. Hydrogeologic Assessment				
		X	3.a. On sand & gravel aquifer				
		X	3.b. Housing density				
X			4. Estimate of vehicular traffic				
		X	5. Traffic impact analysis				
			Supplemental Information				
			Lots meet space & bulk standards Sec. 507				
			Status of any State or Federal permits				
			Condition A.				
			Condition B.				
			Condition C.				
			Condition D.				
			Condition E.				
			Condition F.				

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

By vote of the Board this application requires an on-site inspection: _____Yes _____No

If yes, an onsite inspection is scheduled for _____/_____/_____at_____:_____ ___AM ___PM

Special Requirements for Formal Site Review: _____

_____

_____

_____

_____

_____ _____/_____/_____

Planning Board Chair *Date*

On-site Inspection

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

Town of Poland, Maine
Planning Board

DEPARTMENTAL REVIEW OF PROPOSED PRELIMINARY PLAN FOR MAJOR SUBDIVISION APPLICATION

Date: April / 7 / 2023

To: Tom Printup
1231 Maine Street
Poland, ME 04274

In accordance with Chapter 607.1.H of the Comprehensive Land Use Code for the Town of Poland, an applicant for development approval is required to ask that Municipal Departments to comment on their capacity of capital facilities to serve a proposed development. Therefore, the Planning Board, by way of the applicant, is notifying you of the following proposed project and requests your comments.

Applicant: Lawrence A. Roakes Phone: 345-9991 (Agent)
Address: 16 Rocky Road, Otisfield, ME 04270

Location: Map # 13 Lot # 33, 33A & 36 Sublot #_____

Road Location: Knoll Road

Project overview: Knoll Road Subdivision Phase 2 and Phase 4

Tentative Planning Board Meeting Date April / 25 / 2023

Applicants:
1. Should attach all relevant sections of their plans to prevent delays
2. Mail this form letter so that each department head receives it at least fourteen days prior to the scheduled meeting.
3. Confirm with the department heads that they have delivered their response to the Planning Board Office in time for the meeting.

For the Department Head

I have reviewed this application and provide the following:

_____The project has no impact on the Department.
_____The Department has adequate existing capital facilities to serve the project.
_____The Department does not have adequate existing capital facilities to serve the project for the reasons listed. *(Please submit reasons on department letterhead)*
_____I need more information on the application.

Signed:_____ Date: _____/_____/_____

Head of Department
RETURN THIS FORM TO:
Please return by:
Date: ___/___/_____

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

Town of Poland, Maine
Planning Board

DEPARTMENTAL REVIEW OF PROPOSED PRELIMINARY PLAN FOR MAJOR SUBDIVISION APPLICATION

Date: April / 7 / 2023

To: Byron A. Strout
1231 Maine Street
Poland, ME 04274

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_____The Department does not have adequate existing capital facilities to serve the project for the reasons listed. *(Please submit reasons on department letterhead)*
_____I need more information on the application.

Signed:_____ Date: _____/_____/_____

Head of Department
RETURN THIS FORM TO:
Please return by:
Date: ___/___/_____

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

Town of Poland, Maine
Planning Board

DEPARTMENTAL REVIEW OF PROPOSED PRELIMINARY PLAN FOR MAJOR SUBDIVISION APPLICATION

Date: April / 7 / 2023

To: Kenneth Healey
1146 Maine Street
Poland, ME 04274

In accordance with Chapter 607.1.H of the Comprehensive Land Use Code for the Town of Poland, an applicant for development approval is required to ask that Municipal Departments to comment on their capacity of capital facilities to serve a proposed development. Therefore, the Planning Board, by way of the applicant, is notifying you of the following proposed project and requests your comments.

Applicant: Lawrence A. Roakes Phone: 345-9991 (Agent)
Address: 16 Rocky Road, Otisfield, ME 04270

Location: Map # 13 Lot # 33, 33A & 36 Sublot #_____

Road Location: Knoll Road

Project overview: Knoll Road Subdivision Phase 2 and Phase 4

Tentative Planning Board Meeting Date April / 25 / 2023

Applicants:
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For the Department Head

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_____The Department has adequate existing capital facilities to serve the project.
_____The Department does not have adequate existing capital facilities to serve the project for the reasons listed. *(Please submit reasons on department letterhead)*
_____I need more information on the application.

Signed:_____ Date: _____/_____/_____

Head of Department
RETURN THIS FORM TO:
Please return by:
Date: ___/___/_____

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

Town of Poland, Maine
Planning Board

DEPARTMENTAL REVIEW OF PROPOSED PRELIMINARY PLAN FOR MAJOR SUBDIVISION APPLICATION

Date: April / 7 / 2023

To: Chief Deputy William Gagne
Androscoggin Sheriff's Office
2 Turner Street
Poland, ME 04274

In accordance with Chapter 607.1.H of the Comprehensive Land Use Code for the Town of Poland, an applicant for development approval is required to ask that Municipal Departments to comment on their capacity of capital facilities to serve a proposed development. Therefore, the Planning Board, by way of the applicant, is notifying you of the following proposed project and requests your comments.

Applicant: Lawrence A. Roakes Phone: 345-9991 (Agent)
Address: 16 Rocky Road, Otisfield, ME 04270

Location: Map # 13 Lot # 33, 33A & 36 Sublot #_____

Road Location: Knoll Road

Project overview: Knoll Road Subdivision Phase 2 and Phase 4

Tentative Planning Board Meeting Date April / 25 / 2023

Applicants:
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_____The project has no impact on the Department.
_____The Department has adequate existing capital facilities to serve the project.
_____The Department does not have adequate existing capital facilities to serve the project for the reasons listed. *(Please submit reasons on department letterhead)*
_____I need more information on the application.

Signed:_____ Date: _____/_____/_____

Head of Department
RETURN THIS FORM TO:
Please return by:
Date: ___/___/_____

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

Town of Poland
Department Heads

FIRE/ RESCUE CHIEF	TOM PRINTUP 1231 Maine Street Poland, ME 04274 998-4689
ROAD COMMISSIONER	BYRON A. STROUT 1231 Maine Street Poland, ME 04274 998-4601
SUPERINTENDENT OF SCHOOLS	KENNETH HEALEY 1146 Maine Street Poland, ME 04274 998-2727
POLICE DEPARTMENT	CHIEF DEPUTY WILLIAM GAGNE Androscoggin Sheriff's Office 2 Turner Street Auburn, ME 04210 753-2599

Town of Poland, Maine
PLANNING BOARD AGENDA REQUEST

Date of meeting you are requesting to be scheduled for: April / 25 / 2023

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

Map 13 Lot 33, 33A, & 36 Sub-lot _____

Applicant's Name: Lawrence A. Roakes

Mailing Address: 16 Rocky Road

Town, State, Zip: Otisfield, Maine 04270

Home Phone: _____ Hours: _____

Work Phone: 207-345-9991 (Agent) Hours: _____

Type of application: ☐ Sketch Plan ☐ Site Review ☐ Shoreland ☑ Subdivision ☐ Informational

Road location for project: Knoll Road

Zoning: V-3 Village 3 Lake Watershed: Tripp Pond and Thompson Lake

Nature of business to be discussed *(Brief description)*: Knoll Road Subdivision Phase 2 & Phase 4

IMPORTANT - READ CAREFULLY:

This Office must receive the original application, plus thirteen (13) 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: Stuart Davis, Agent _____ Date: April / 7 / 2023

OFFICE USE ONLY:

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

Lawrence Roakes
16 Rocky Road
Otisfield, Maine 04270

April 11, 2023

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

Dear Board Members,

I authorize Stuart Davis of Davis Land Surveying, LLC to act as my agent for applications to the Town of Poland in regards to my property off Knoll Road.

Sincerely,

Lawrence Roakes, Trustee Knoll Road Trust & HKL Trust

Abutters w/ 500' of TM 13-33, 13-33A & 13-36

Town of Poland, ME

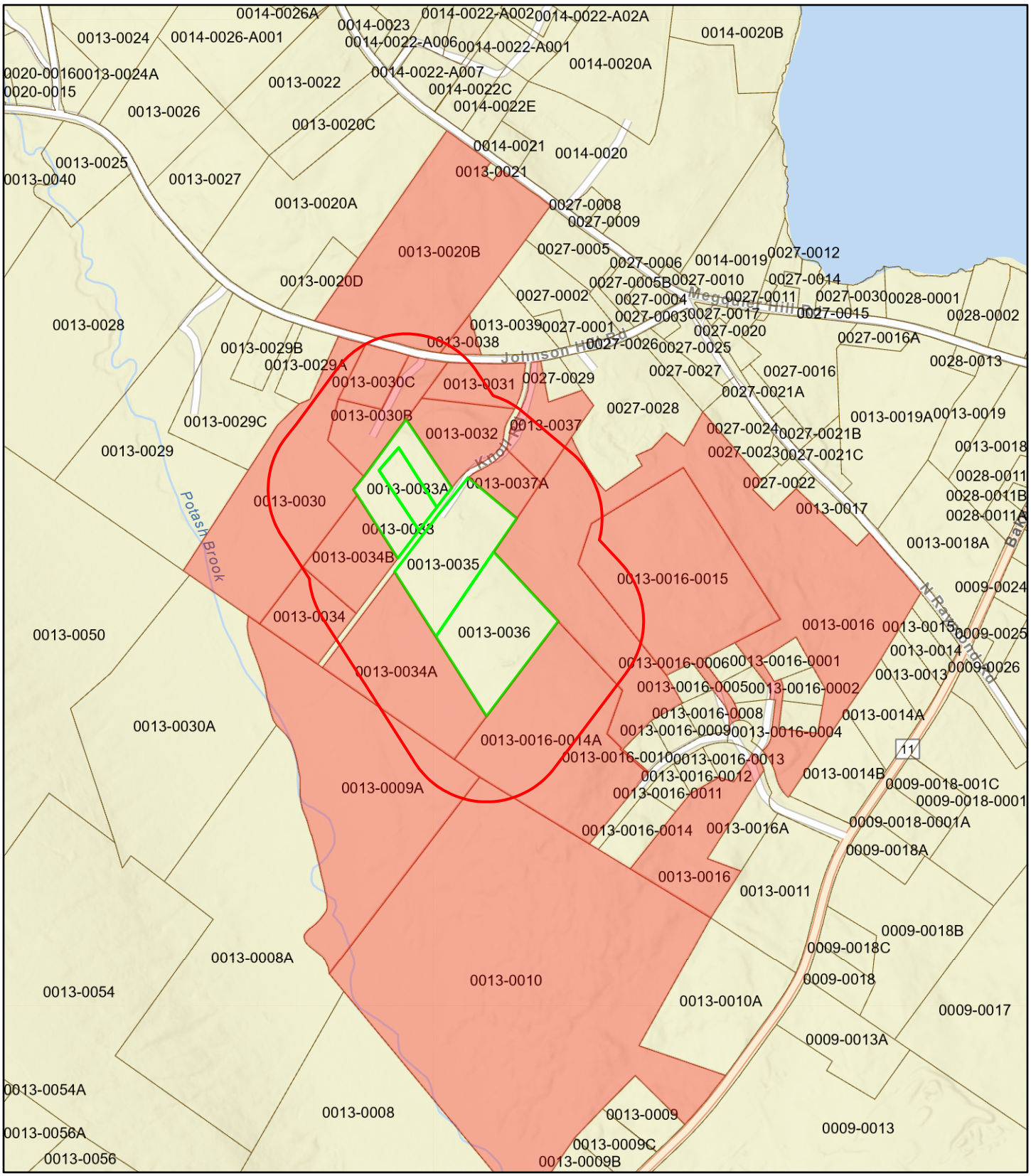
1 inch = 800 Feet

CAI Technologies
Precision Mapping. Geospatial Solutions.

www.cai-tech.com

April 3, 2023

0 800 1600 2400



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

500 feet Abutters List Report

Poland, ME
April 03, 2023

Subject Properties:

Parcel Number:	0013-0033	Mailing Address:	KNOLL ROAD TRUST
CAMA Number:	0013-0033		16 ROCKY ROAD
Property Address:	KNOLL RD.		OTISFIELD, ME 04270
Parcel Number:	0013-0033A	Mailing Address:	ROAKES, LAWRENCE - TRUSTEE
CAMA Number:	0013-0033A		16 ROCKY ROAD
Property Address:	KNOLL RD.		OTISFIELD, ME 04270
Parcel Number:	0013-0035	Mailing Address:	ROAKES, LAWRENCE - TRUSTEE
CAMA Number:	0013-0035		16 ROCKY ROAD
Property Address:	36 KNOLL RD.		OTISFIELD, ME 04270
Parcel Number:	0013-0036	Mailing Address:	ROAKES, LAWRENCE
CAMA Number:	0013-0036		16 ROCKY ROAD
Property Address:	OFF KNOLL RD.		OTISFIELD, ME 04270

Abutters:

Parcel Number:	0013-0009A	Mailing Address:	CASCO TIMBER COMPANY, INC.
CAMA Number:	0013-0009A		1267 POLAND SPRING ROAD
Property Address:	KNOLL ROAD		CASCO, ME 04015
Parcel Number:	0013-0010	Mailing Address:	CASCO TIMBER COMPANY, INC.
CAMA Number:	0013-0010		1267 POLAND SPRING ROAD
Property Address:	BAKERSTOWN RD.		CASCO, ME 04015
Parcel Number:	0013-0016	Mailing Address:	WILDWOOD HOMEOWNERS ASSOCIATION
CAMA Number:	0013-0016		58 WATSON RD
Property Address:	BAKERSTOWN RD.		POLAND, ME 04274
Parcel Number:	0013-0016-0014A	Mailing Address:	JUST RITE, INC.
CAMA Number:	0013-0016-0014A		58 WATSON RD
Property Address:	BAKERSTOWN RD.		POLAND, ME 04274
Parcel Number:	0013-0016-0015	Mailing Address:	AUTUMN, INC.
CAMA Number:	0013-0016-0015		58 WATSON RD
Property Address:	BAKERSTOWN RD.		POLAND, ME 04274
Parcel Number:	0013-0020B	Mailing Address:	GOSS, WALTER S
CAMA Number:	0013-0020B		311 ELM STREET
Property Address:	MEGQUIRE HILL RD.		MECHANIC FALLS, ME 04256

500 feet Abutters List Report

Poland, ME
April 03, 2023

Parcel Number:	0013-0030	Mailing Address:	FORTIN, DONALD
CAMA Number:	0013-0030		76 JOHNSON HILL RD.
Property Address:	76 JOHNSON HILL RD.		POLAND, ME 04274
Parcel Number:	0013-0030B	Mailing Address:	FLATLEY, ASHLEY L
CAMA Number:	0013-0030B		62 JOHNSON HILL ROAD
Property Address:	62 JOHNSON HILL RD.		POLAND, ME 04274
Parcel Number:	0013-0030C	Mailing Address:	DIXON, MARGARET J
CAMA Number:	0013-0030C		68 JOHNSON HILL ROAD
Property Address:	68 JOHNSON HILL RD.		POLAND, ME 04274
Parcel Number:	0013-0031	Mailing Address:	EMERY, STEVEN B
CAMA Number:	0013-0031		42 JOHNSON HILL ROAD
Property Address:	42 JOHNSON HILL RD.		POLAND, ME 04274
Parcel Number:	0013-0032	Mailing Address:	MORNEAU, JULIA
CAMA Number:	0013-0032		23 KNOLL RD
Property Address:	23 KNOLL RD.		POLAND, ME 04274
Parcel Number:	0013-0034	Mailing Address:	L & P TRUST
CAMA Number:	0013-0034		16 ROCKY RD
Property Address:	KNOLL RD.		OTISFIELD, ME 04270
Parcel Number:	0013-0034A	Mailing Address:	CASCO TIMBER COMPANY, INC.
CAMA Number:	0013-0034A		1267 POLAND SPRING ROAD
Property Address:	KNOLL RD.		CASCO, ME 04015
Parcel Number:	0013-0034B	Mailing Address:	HKL TRUST
CAMA Number:	0013-0034B		16 ROCKY ROAD
Property Address:	KNOLL RD.		OTISFIELD, ME 04270
Parcel Number:	0013-0037	Mailing Address:	FRIEDMAN, PAUL D
CAMA Number:	0013-0037		18 KNOLL ROAD
Property Address:	18 KNOLL RD.		POLAND, ME 04274
Parcel Number:	0013-0037A	Mailing Address:	AVERY, KATHERINE D
CAMA Number:	0013-0037A		26 KNOLL ROAD
Property Address:	26 KNOLL RD.		POLAND, ME 04274
Parcel Number:	0013-0038	Mailing Address:	COFFIN, CANDI L
CAMA Number:	0013-0038		49 JOHNSON HILL ROAD
Property Address:	49 JOHNSON HILL RD.		POLAND, ME 04274

Bk 10090 Ps112 #7952
05-28-2019 @ 11:39a

Lot 33

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS,

THAT I, **JULIA MORNEAU** with a mailing address of 23 Knoll Road, Poland, Maine 04274

grant to **LAWRENCE A. ROAKES, Trustee of Knoll Road Trust** u/d/t dated May 23, 2019, to be recorded herewith, with a mailing address of 16 Rocky Road, Otisfield, Maine 04270

with WARRANTY COVENANTS;

PARCEL 1

A CERTAIN lot or parcel of land in the Town of Poland, on the Westerly side of the Old County Road, leading from West Poland to Johnson Hill, bounded and described as follows, to wit:

COMMENCING on the Westerly side of said highway at a stone wall there situated;

THENCE in a Westerly direction on said stone wall one hundred and fifty (150) yards, more or less, to a corner;

THENCE at right angles and in a Northerly course also on a stone wall there situated two hundred (200) yards to a point to be identified by an iron stake;

THENCE at right angles and in an Easterly course one hundred and fifty (150) yards, more or less, to the Westerly side of said highway as aforesaid to a point identified by an iron stake;

THENCE at right angles and in a Southerly course on the Westerly side of said highway as aforesaid two hundred (200) yards to the point of beginning.

ALSO conveyed hereby is an easement in common with Poland Gun Club, Inc. as is more particularly described in a certain deed from Franklin I. Strout, Sr., et als, to Poland Gun Club, Inc., dated November 2, 1989 in the Androscoggin County Registry of Deeds in Book 2496, Page 226.

BEING the same premises conveyed to Julia Morneau, by Deed of Distribution from Julia Morneau, Personal Representative of the Estate of Franklin I. Strout, Sr., dated July 11, 2018, and recorded in the Androscoggin County Registry of Deeds, in Book 9884, Page 338.

ALSO hereby conveying all rights, privileges, and easements pertinent to the aforesaid premises.

PARCEL 2

A certain parcel of land in Poland, Androscoggin County, Maine being ten feet (10') in width, bounded on the South by the northerly sideline of Knoll Road, so-called and extending along the entire southerly boundary of the parcel shown as Lot 32 on Town of Poland Tax Map 13.

RESERVING, however, to the Grantor a right of way over the current driveway for access and egress to said Lot 32.

Being a portion of that conveyed to Grantor by deed of Julia Morneau, Personal Representative of the Estate of Franklin I. Strout, Sr., by Maine Short Form Deed of Distribution and dated July 11, 2018, and recorded in the Androscoggin County Registry of Deeds, in Book 9884, Page 337.

MAINE REAL ESTATE
TRANSFER TAX PAID

WITNESS my hand and seal this 23rd day of May, 2019.

WITNESS

JULIA MORNEAU

STATE OF MAINE
OXFORD, ss.

May 23, 2019

Then personally appeared the above-named **JULIA MORNEAU** and acknowledged the foregoing instrument to be her free act and deed.

Before me:

Attorney at Law - ~~Notary Public~~

Alan J Perry

Print Name

~~My Commission Expires:~~_____

ANDROSCOGGIN COUNTY
TINA M CHOUINARD
REGISTER OF DEEDS

NOT AN OFFICIAL COPY

QUITCLAIM DEED
WITH COVENANTS

KNOW ALL PERSONS BY THESE PRESENTS that LAWRENCE A. ROAKES, Trustee of the KNOLL ROAD TRUST, a Maine Trust, with a mailing address of 16 Rocky Road, Otisfield, ME 04270, for consideration paid, grant to **LAWRENCE A. ROAKES, TRUSTEE of the HKL TRUST,** a Maine Trust, with a mailing address of 16 Rocky Road, Otisfield, ME 04270, with **QUITCLAIM COVENANTS**, the land in the Town of Poland, County of Androscoggin, State of Maine, bounded and described as follows:

See Exhibit A attached hereto.

Meaning and intending to describe only a portion of land as conveyed from Julia Morneau to Lawrence Roakes, Trustee of the Knoll Road Trust as described in a deed dated May 23, 2019 and recorded in the Androscoggin County Registry of Deeds in Book 10090, Page 112.

WITNESS my hand and seal this 3rd day of September 2020.

Witness

Lawrence A. Roakes

STATE OF MAINE
COUNTY OF CUMBERLAND, ss. September 3, 2020

Personally, appeared the above-named, Lawrence A. Roakes and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Notary Public
Type or Print Name:_____
My commission expires:_____

SHANNON McCONKEY
Notary Public - State of Maine
My Comm. Expires Aug. 21, 2021

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EXHIBIT A

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A certain parcel of land situated on the apparent westerly sideline of Knoll Hill Road in the Town of Poland, County of Androscoggin, State of Maine and being more particularly described as follows:

BEGINNING at a 5/8" capped rebar inscribed PLS 2208 along the apparent westerly sideline of said Knoll Road in Poland, Maine. Said 5/8" capped rebar being located N 39° 30' 08" W, a distance of two hundred seventy-nine and 90/100 feet (279.90') from an iron pin 5/8" capped rebar inscribed PLS 1229 at the northwesterly corner of land now or formerly of Lawrence A. Roakes, Trustee of L&P Trust as described in a deed dated May 23, 2019 and recorded in the Androscoggin County Registry of Deeds in Book 10090, Page 103 and at the northeasterly corner of land now or formerly of Hancock, M.S. Inc as described in a deed dated January 8, 1951 and recorded in said Registry of Deeds in Book 650, Page 258.

THENCE, N 52°08'49" E along the apparent westerly sideline of said Knoll Road, a distance of two hundred and 00/100 feet (200.00') to a 5/8" capped rebar inscribed PLS 2208;

THENCE, N 17°15'28" W, a distance of four hundred twenty-nine and 11/100 feet (429.11') to a 5/8" capped rebar inscribed PLS 2208;

THENCE, S 52°19'40" W, a distance of two hundred twenty-two and 66/100 feet (222.66') to a 5/8" capped rebar inscribed PLS 2208;

THENCE, S 20°10'14" E, a distance of four hundred twenty-two and 35/100 feet (422.35') to the **POINT OF BEGINNING**.

The above described parcel of land contains 1.9 acres, more or less. All bearings referred to above are referenced to Magnetic North 2019.

Meaning and intending to describe only a portion of land as conveyed from Julia Morneau to Lawrence Roakes, Trustee of Knoll Road Trust as described in a deed dated May 23, 2019 and recorded in the Androscoggin County Registry of Deeds in Book 10090, Page 112.

TOGETHER WITH sixty foot (60') private right of way for ingress and egress and all customary utilities therein and being more particularly described as follows:

BEGINNING at a 5/8" capped rebar inscribed PLS 2208 at the apparent southerly sideline of said Johnson Hill Road in Poland, Maine and at the northeasterly corner of land now or formerly of Steven B. Emery as described in a deed dated February 7, 2011 and recorded in the Androscoggin County Registry of Deeds in Book 8114, Page 96. Said 5/8" capped rebar being located S 79° 45' 46" E, a distance along a tie line of seventy-one and 99/100 feet (71.99') from a 5/8" capped rebar inscribed

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PLS 2208 at the northwesterly corner of land now or formerly of Lawrence Roakes as described in a deed dated December 20, 2019 and recorded in the said Registry of Deeds in Book 10273, Page 39;

THENCE, S 23°43'47" W along land of said Emery, a distance of one hundred sixty-eight and 34/100 feet (168.34') to a 5/8" capped rebar inscribed PLS 2208;

THENCE, S 30°48'56" W along land of said Emery, a distance of ninety-five and 78/100 feet (95.78') to a 5/8" capped rebar inscribed PLS 2208 at the southeast corner of said Emery;

THENCE, N 69°50'39" W along the southerly land of said Emery, a distance of nine and 73/100 feet (9.73') to a point at the northeast corner of land now or formerly of Julia Morneau as described in a deed dated July 11, 2018 and recorded in the said Registry of Deeds in Book 9884, Page 337. Said point being located S 69°50'39" E a distance of eight and 27/100 feet (8.27') from a 5/8" capped rebar inscribed PLS 1271;

THENCE, S 30°48'56" W along the easterly sideline of said Morneau, a distance of one hundred fifty-five and 93/100 feet (155.93') to an angle point;

THENCE, S 40°32'27" W along the easterly sideline of said Morneau, a distance of thirty-five and 07/100 feet (35.07') to an angle point;

THENCE, S 50°50'15" W along the easterly sideline of said Morneau, a distance of forty-three and 39/100 feet (43.39') to an angle point;

THENCE, S 61°19'08" W along the easterly sideline of said Morneau, a distance of fifty-four and 81/100 feet (54.81') to an angle point;

THENCE, S 73°07'22" W along the easterly sideline of said Morneau, a distance of one hundred five and 00/100 feet (105.00') to an angle point;

THENCE, S 69°59'20" W along the easterly sideline of said Morneau, a distance of sixty-six and 91/100 feet (66.91') to an angle point;

THENCE, S 51°45'18" W along land of said Morneau, a distance of twenty-three and 51/100 feet (23.51') to a 5/8" capped rebar inscribed PLS 2208 at the southeasterly corner of land now or formerly of Knoll Road Trust as described in a deed dated May 23, 2019 and recorded in said Registry of Deeds in Book 10090, page 112;

THENCE, S 52°08'49" W along land of said Knoll Road Trust, a distance of two hundred thirteen and 65/100 feet (213.65') to a 5/8" capped rebar inscribed PLS 2208;

THENCE, S 52°08'49" W along land of said Knoll Road Trust, a distance of two hundred and 00/100 feet (200.00') to a 5/8" capped rebar inscribed PLS 2208. Said 5/8" capped rebar being located N 39° 30' 08" E, a distance of two hundred seventy-nine and 90/100 feet (279.90') from a 5/8" capped

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rebar inscribed PLS 1129 at the northwesterly corner of land now or formerly of Lawrence A. Roakes, Trustee of L&P Trust as described in a deed dated May 23, 2019 and recorded in the Androscoggin County Registry of Deeds in Book 10090, Page 103 and at the northeasterly corner of land now or formerly of Hancock, M.S. Inc as described in a deed dated January 8, 1951 and recorded in said Registry of Deeds in Book 650, Page 258;

THENCE, S 41°09'47" E along a tie line, a distance of sixty and 10/100 feet (60.10'), to a 5/8" capped rebar inscribed PLS 2208 along the northerly land of L&P Trust as described in a deed dated May 23, 2019 and recorded in said Registry of Deeds in Book 10090, Page 103;

THENCE, N 52°08'49" E along land of said L&P Trust, a distance of two hundred twenty-four and 46/100 feet (224.46') to a 5/8" capped rebar inscribed PLS 2208;

THENCE, N 52°08'49" E along land of said L&P Trust, a distance of one hundred eighty-five and 92/100 feet (185.92') to an angle point;

THENCE, N 51°45'18" E along land of said L&P Trust, a distance of fourteen and 08/100 feet (14.08') to a 5/8" capped rebar inscribed PLS 2208 at the northwest corner of land now or formerly of Lawrence Roakes as described in a deed dated December 20, 2019 and recorded in said Registry of Deeds in Book 10273, Page 39. Said 5/8" capped rebar being located S 45° 52' 55" W, a distance of four hundred fifty-five and 92/100 feet (455.92') from a 5/8" capped rebar inscribed PLS 2208 at the southeasterly corner of said Emery and at the northeasterly corner of said Morneau. Said rebar at said Emery land and said Morneau land located S 69° 50' 39" E, a distance of eighteen and 00/100 feet (18.00') from an iron pin;

THENCE, N 69°59'20" E along the westerly sideline of said Roakes, a distance of fifty-five and 64/100 feet (55.64') to an angle point;

THENCE, N 73°07'22" E along the westerly sideline of said Roakes, a distance of one hundred nine and 56/100 feet (109.56') to an angle point;

THENCE, N 61°19'08" E along the westerly sideline of said Roakes, a distance of sixty-six and 51/100 feet (66.51') to an angle point;

THENCE, N 50°50'15" E along the westerly sideline of said Roakes, a distance of fifty-four and 30/100 feet (54.30') to a 5/8" capped rebar inscribed PLS 2208. Said 5/8" capped rebar being located S 19° 11' 34" W, a distance of two hundred twelve and 11/100 feet (212.11') from a 5/8" capped rebar inscribed PLS 2208 at the southeasterly corner of land of said Emery and at the northeasterly corner of land of said Morneau. Said rebar at said Emery land and said Morneau land located S 69° 50' 39" E, a distance of eighteen and 00/100 feet (18.00') from a 5/8" capped rebar inscribed PLS 1271;

THENCE, N 40°32'27" E along the westerly sideline of said Roakes, a distance of forty-five and 58/100 feet (45.58') to an angle point;

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THENCE, N 30°48'56" E along the westerly sideline of said Roakes, a distance of one hundred sixty-two and 84/100 feet (162.84') to a 5/8" capped rebar inscribed PLS 2208;

THENCE, S 59°11'04" E along the northerly sideline of said Roakes, a distance of nine and 73/100 feet (9.73') to a 5/8" capped rebar inscribed PLS 2208;

THENCE, N 30°48'56" E along the westerly sideline of said Roakes, a distance of ninety-five and 78/100 feet (95.78') to an angle point;

THENCE, N 36°00'17" E along the westerly sideline of said Roakes, a distance of one hundred fourteen and 25/100 feet (114.25') to an angle point;

THENCE, N 14°01'50" E along the westerly sideline of said Roakes, a distance of eighty-two and 06/100 feet (82.06') to a 5/8" capped rebar inscribed PLS 2208 along the apparent southerly sideline of said Johnson Hill Road. Said 5/8" capped rebar being located N 84° 30' 41" E along a tie line, a distance of sixty-four and 12/100 feet (64.12') from a 5/8" capped rebar inscribed PLS 2208 at the northerly corner of land now or formerly of Lewis E. and Carlene A. Gray as described in a deed dated May 8, 1974 and recorded in said Registry of Deeds in Book 1103, Page 11.

THENCE, N 82°52'03" W along the apparent southerly sideline of said Johnson Hill Road, a distance of twelve and 66/100 feet (12.66') to an angle point;

THENCE, N 79°49'49" W along the apparent southerly sideline of said Johnson Hill Road, a distance of forty-five and 09/100 feet (45.09') to an angle point;

THENCE, N 76°47'59" W along the apparent southerly sideline of said Johnson Hill Road, a distance of fourteen and 29/100 feet (14.29') to the **POINT OF BEGINNING** and being the terminus of said 60-foot Private right of way.

No Transfer Tax Paid
TINA M. CHOUINARD, REGISTER
ANDROSCOGGIN COUNTY MAINE E-RECORDED

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QUITCLAIM DEED WITH COVENANTS

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KNOW ALL PERSONS BY THESE PRESENTS that **POLAND GUN CLUB INC.,** a Maine Nonprofit Corporation with a place of business in Poland, County of Androscoggin, State of Maine, for consideration paid, grants to **LAWRENCE A. ROAKES,** of Otisfield, County of Oxford, State of Maine, with a mailing address at 16 Rocky Road, Otisfield, ME 04270, with **QUITCLAIM COVENANTS**, the land in the Town of Poland, County of Androscoggin, State of Maine, bounded and described as follows:

A certain lot or parcel of land situated in Poland, aforesaid, bounded and described as follows, to wit: Commencing at the corner of Minnie Dudley's land on line of M.S. Hancock, Inc. land and running in a southeasterly course and in line of stone wall about thirty-eight (38) rods to land of the Fernald heirs; thence in a northeasterly course on said Fernald line and following a stone wall about thirty-eight (38) rods to land of said Fernald heirs; thence in a northwesterly course to land of Minnie Dudley on a line with the stone wall running nearly across the field; thence southwesterly on said Dudley line and following a stone wall to the point of beginning; together with all rights of way belonging thereto.

Being the same premises conveyed to Poland Gun Club, An Association by Warranty Deed from Alverdo E. Hodgkin and Idella M. Hodgkin dated May 21, 1952 and recorded in the Androscoggin County Registry of Deeds in Book 676, Page 549. Reference is further made to an Order Entering Default Judgment entered on February 17, 2020 by the Superior Court of Maine, Androscoggin County, recorded in said Registry of Deeds on April 24, 2020 in Book 10354, Page 266, arising from a quiet title action in which title to the premises was confirmed as being vested in Poland Gun Club, Inc., notwithstanding the aforementioned deed tendered to Poland Gun Club, An Association, prior to its incorporation.

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WITNESS the hand and seal of Carroll Akers, Authorized Agent of Poland Gun Club, Inc., thereunto duly authorized, this 1st day of May, 2020.

Poland Gun Club Inc.

Witness

By: Carrol Akers
Its: Authorized Agent

STATE OF MAINE
COUNTY OF ANDROSCOGGIN ss. May 1, 2020

Personally appeared the above-named, Carroll Akers, Authorized Agent of Poland Gun Club, Inc. and acknowledged the foregoing instrument to be his free act and deed in his said capacity.

Before me,

Notary Public Maine

Type or Print Name: Catherine F. Roakes

My commission expires: 8-9-2023

Maine Real Estate Transfer Tax Paid
TINA M. CHOUINARD, REGISTER
ANDROSCOGGIN COUNTY MAINE E-RECORDED

AMENDED AND RESTATED
DECLARATION OF COVENANTS
OF
KNOLL ROAD ASSOCIATION

WITNESS THIS AMENDED AND RESTATED DECLARATION OF COVENANTS, made effective this ___ day of _____, 2022, by the following:

NAME	MAILING ADDRESS	TOWN OF POLAND MAP/LOT
Julia Morneau	23 Knoll Road Poland, ME 04274	Map 13, Lot 32
Roakes, Lawrence A., Trustee of the Knoll Road Trust	16 Rocky Road Otisfield, ME 04270	Map 13, Lot 33 (Portion of)
Roakes, Lawrence A., Trustee of the HKL Trust	16 Rocky Road Otisfield, ME 04270	Map 13, Lot 33A
Roakes, Lawrence A., Trustee of the HKL Trust	16 Rocky Road Otisfield, ME 04270	Map 13, Lot 34 (Portion of)
Roakes, Lawrence A., Trustee of the L&P Trust	16 Rocky Road Otisfield, ME 04270	Map 13, Lot 34 (Portion of)
Roakes, Lawrence A., Trustee of the L&P Trust	16 Rocky Road Otisfield, ME 04270	Map 13, Lot 35
Roakes, Lawrence A.,	16 Rocky Road Otisfield, ME 04270	Map 13, Lot 36
Paul G. Friedman and AnnMarie Friedman	18 Knoll Road Poland, ME 04274	Map 13, Lot 37

collectively referred to as the "Declarant".

WHEREAS, Declarant are the owners of real property designated by the following Map and Lot numbers shown on the tax maps of the Town of Poland (the "Lot" or "Lots"):

Map 13, Lots 32, 33, 34, 35, 36, and 37;

WHEREAS, Declarant desires to provide for the maintenance of private roadways serving and benefitting the Lots, comprising several subdivisions or parcels of land located in said Town of Poland, known as and hereafter collectively referred to as "Knoll Road Association" all to provide the owners of Lots in Knoll Road Association (sometimes referred to as "KRA" and hereinafter referred to as the "Association"), their successors and assigns, for the use, benefit, and enjoyment of the individual Lots, easements, and roads. Declarant has heretofore entered into and recorded a Declaration of Covenants of Knoll Road Association dated December 1, 2021 and recorded in the Androscoggin County Registry of Deeds in **Book 10961, Page 240**.

NOW, THEREFORE, Declarant hereby declares that the Lots shall be held, occupied, improved, transferred, sold, leased, and conveyed subject to the covenants, and that said covenants, are intended to enhance and protect the value and desirability of the Lots as a whole, to mutually benefit each of the parcels located thereon, and shall be deemed to run with the land and be a burden and benefit to and enforceable by all such persons, including Declarant, and Declarant's grantees, successors, administrators, heirs and assigns.

I. Definitions

The following words, shall, as used herein, have the following meanings, unless the context plainly requires otherwise:

a. Road. A certain right-of-way known as Knoll Road, so-called, to the Lots, and appurtenant to and benefitting the Lots in Knoll Road Association.

b. Declarant. Individually and collectively, Julie Morneau and Lawrence A. Roakes, Individually and as Trustee of the Knoll Road, Trust, Trustee of the HKL Trust, and Trustee of the L&P Trust, as aforesaid, and any successor to all of Declarant's right, title, and interest in and to the Lots.

c. Owner. The record Owner, whether one or more persons or entities, of the fee simple title to any Lot; however, the term shall exclude those having an interest merely as security for the performance of an obligation until and unless the holder of the interest has acquired title pursuant to foreclosure or any proceeding in lieu of foreclosure.

II. Member Voting. Lot Owners shall be Members of the Association and shall be entitled to one (1) vote per Lot. Membership shall be appurtenant to and may not be separated from ownership. When a Lot is owned of record in joint tenancy or tenancy in common, the membership as to such Lot shall be joint, and the right of such membership (including the voting power arising therefrom) shall be exercised only by the joint action of all Owners of record of such Lot. If the same Owner holds recorded title to more than one Lot, such Owner will be treated as a separate Owner for each Lot.

III. By-laws. The Association is established by Articles of Incorporation and its operation will be governed by the By-laws. The conduct of persons on the property will be governed by this Declaration, the By-laws and rules and regulations adopted by the Board of Directors.

IV. Easements. The respective rights and easements pertaining to the Lots shall pass with the title to each Lot, as applicable, subject to the provisions of this Declaration.

A. Access. Every Lot Owner shall have an easement, in common with Declarants and their successors or assigns, for access over and use of the Road, for all purposes of ingress and egress by pedestrian and vehicular traffic.

B. Utilities. Every Lot Owner shall have an easement, in common with and reserving unto the Declarant, their successors and/or assigns, for the right within the limit of the Road to erect, construct, maintain, protect through cutting and trimming of growth, and operate overhead and underground wires, cables, poles, conduits and apparatus for the transmission of electrical energy and for telephone lines, and for the furnishing of water, gas, sewer service or for other public utility service.

C. Maintenance. The Road shall be further subject to an easement for the benefit of the Lots as required for repair or maintenance of the travel way, and appurtenant ditches, culverts and other related improvements. The easement may be exercised by Lot Owners or the Association for purposes of repairing and maintaining the Road, and its appurtenances (such as culverts and ditches), and shall include the rights to enter with workers and equipment within the bounds of the Road.

1) The Association will be solely responsible for costs of maintenance of the Road, including without limitation, all costs with respect to the maintenance, repair and snowplowing of the Road. Such maintenance obligations shall not affect the Association's rights to or claims against third parties for damages or contribution for damages to the roadways exceeding ordinary wear and tear.

2) The Road shall be kept open and free of debris for the passage ofDeclarants' and Owners' vehicles. All culverts and cross drainages will be kept open and free of debris to allow the unrestricted passage of water.

3) The surface of the travel way shall be of gravel or crushed rock surface, or such other surface as shall be determined by a vote of the majority of the Members.

4) Unless a special assessment is approved for improvements and repairs under the provisions of this Declaration, upkeep and maintenance of the Road will be limited to snowplowing and sanding and that required by virtue of erosion and ordinary wear to the road surface (including, without limitation, correction of the effects of ordinary winter travel and snowplowing). The terms of this Declaration shall not be construed to obligate the Association or Owners to correct or repair any damage to the Road due to use attributable to third parties having rights in the Road.

V. Owner's Responsibility for Repairs. Each Member shall repair or cause to be repaired, at his or her own expense, any damage caused by such Member, or his family, agents, or invitees, to the Road which exceeds ordinary all season wear and tear which would occur through usage for ordinary family and residential purposes.

VI. Unobstructed Passage. No Member shall obstruct, hinder, or interfere or permit the obstruction, hindrance or interference with the free and uninterrupted use of the Road for access by all Members, and their families, tenants, or guests.

VII. Assessments. Each Member is required to pay annual and special assessments.

A. Application. The assessments levied by the Association shall be used exclusively to manage, maintain and care for the Road. The rights of membership, including voting rights, are subject to the payment of the annual and special assessments levied by the Association and imposed against each member and, as hereafter specified, such assessments become a lien upon the Lot owned or leased by the Member and the personal obligation of the Member. Barring exceptional circumstances, each Lot shall be assessed its pro-rata share of each annual and special assessment, based on the total number of Lots in the Association.

B. Purpose of Assessments. The assessments may be levied against the Lots for the purpose of establishing such reserves as the Association deems necessary and for raising funds in order to provide for the costs of administering and enforcing the terms of this Declaration. Assessments shall be used to pay the administrative costs and expenses of the Association.

C. Computation of Operating Budget and Assessment. The Board of Directors of the Association, at least thirty (30) days prior to the Association's annual meeting, shall prepare a budget covering the estimated costs of establishing the reserves, administering and enforcing the Declaration, and maintaining the Road during the coming year. The Board

shall cause the budget and the proposed assessments to be levied against each Lot for the following year, to be delivered to each Member at least twenty-one (21) days prior to the meeting. The budget and assessments shall be deemed ratified and approved unless disapproved at the annual meeting by a vote of a majority of the total votes cast at the meeting whether or not a quorum is present at that meeting. In the event the budget is disapproved, the budget last approved by the Members shall be continued until such time as the Members approve a subsequent budget proposed by the Board. The Board shall determine the total amount required, including the operational items such as repairs, reserves, maintenance, and other operating expenses, as well as charges to cover any deficits from prior years and capital improvements approved by the Board. The total annual requirements and any supplemental requirements shall be allocated between, assessed to, and paid by the Members as follows:

1) Annual Assessments. Except as provided above, each Lot shall be assessed and the Owner or Owners thereof shall pay a fraction of said requirements, the numerator of which shall be one (1) and the denominator of which shall be equal to the number of Lots subject to this Declaration. Any lot on which there does not exist a structure shall be required to pay one-half (1/2) the annual assessment. Notwithstanding the foregoing, Julia Morneau shall not be required to pay an annual assessment exceeding $400.00 for so long as Julia Morneau owns a Lot. The sum due the Association from each individual Owner shall constitute an assessment of the Board of Directors and unpaid assessments shall constitute liens on the individual Lots, subject to foreclosure as hereinafter provided.

The annual assessments shall be due and payable within thirty (30) days after the annual meeting.

2) Special Assessments. In addition to the annual assessments, the Association, acting through its Board of Directors, may levy special assessments in any year for the purpose of defraying the cost of any construction or reconstruction, or unexpected repair or replacement of any portion of the Road, and the establishment of reasonable reserves and payment of debts of the Association, provided that such special assessment shall have the assent of a majority of the Members voting at the annual meeting or a special meeting called for such purpose.

Special assessments shall be due and payable within sixty (60) days of approval unless the Board of Directors adopts another due date.

3) Effect of Non-Payment of Assessment. If any assessment or any other charges payable pursuant to this Declaration are not paid on the date

when due as provided herein, then such assessments and charges shall become delinquent and shall, together with interest thereon and costs of collection become a continuing lien upon the Lot and appurtenant easements, against which such assessments are made and shall bind such property in the hands of the then Owner, his heirs, devisees, personal representatives, successors and assigns. Such lien shall be prior to all other liens except: (a) tax or assessment liens on the Lot by the taxing subdivision of any governmental authority, including but not limited to State, County, and Town taxing agencies; and (b) all sums unpaid on any first mortgage of record encumbering the Lot. The personal obligation of the then Owner to pay such assessment or charges shall remain his personal obligation and shall not pass to his successors in title (except insofar as the Lot remains subject to the lien imposed by this Declaration) unless expressly assumed by them.

If any assessment or charges are not paid within thirty (30) days after the delinquent date, the assessments or charges shall bear interest from the date of delinquency at the rate of eighteen percent (18%) per annum and the Owners or the Association, whichever is applicable, may bring an action at law against the Owner personally obligated to pay the same or to foreclose the lien against the property by any method allowed under Maine law for foreclosure of mortgages, and there shall be added to the amount of such assessment or charges the costs of preparing and filing the complaint in such action, and in the event a judgment is obtained, such judgment shall include interest on the assessment or charges as above provided and a reasonable attorney's fee to be fixed by the court, together with the costs of this action. No Owner may waive or otherwise escape liability for assessments provided herein by non-use of a Lot.

VIII. Severability. Invalidation of any one of these covenants or restrictions by judgment or court order shall in no way affect any other provisions which shall remain in full force and effect.

IX. Enforcement. Without limited any rights of the Association or Declarants to seek enforcement in their respective names, each Owner shall have the right to enforce this Agreement against any other Owner by legal or equitable action. In the event the Association is required to seek enforcement of this Declaration, including but not limited to the requirement to pay assessments or charges as set forth herein, the Owner against whom enforcement is sought shall pay to the Association the costs incurred by the Association for enforcement, including but not limited to reasonable attorney's fees and costs of suit.

X. Amendment. This Declaration may be amended only by a written agreement of the Owners. The covenants and restrictions of this Declaration shall run with and bind the land, for a term of twenty (20) years from the date hereof, after which time they shall be automatically extended for successive ten (10) year periods, unless by a vote of 2/3rds of the Members it is agreed to amend or revoke this Declaration in whole or in part. This Declaration may be amended by an instrument signed by no less than a 2/3rds of the Lot Owners. Any amendment must be recorded.

XI. Successors and Assigns. This Declaration shall be binding upon and inure to the benefit of the undersigned and its respective successors and/or assigns.

XII. Counterpart Signatures. This Declaration may be executed in counterparts, each of which shall be deemed to be an original, and all of which together shall be deemed to be one and the same instrument.

XIII. Compliance with Stormwater Maintenance Plan. The Knoll Road Subdivision shall comply with the maintenance requirements of the Maintenance Plan of Stormwater Management Facilities in accordance with the Stormwater Management Report approved by the Maine Department of Environmental Protection and attached hereto as Exhibit A.

{signature page follows}

IN WITNESS WHEREOF, the parties hereto have executed this Amended and Restated Declaration of Covenants of Knoll Road Association as of the date first above written.

KNOLL ROAD TRUST

By: _____
Name: Lawrence A. Roakes, Trustee
(Owner of portion of Lot 33, and Lot 37A)

HKL TRUST

By: _____
Name: Lawrence A. Roakes, Trustee
(Owner of Lot 33A, and a portion of Lot 34)

L&P TRUST

By: _____
Name: Lawrence A. Roakes, Trustee
(Owner of portion of Lot 34, Lot 35,)

By: _____
Julia Morneau (Owner of Lot 32)

By: _____
Lawrence A. Roakes (Owner of Lot 36)

By: _____
Paul G. Friedman (Owner of Lot 37)

By: _____
AnnMarie. Friedman (Owner of Lot 37)

State of Maine
County of _____, ss May _____, 2022

Then personally appeared before me the above named Lawrence A. Roakes and acknowledged the foregoing to be his free act and deed .

Before me,

_____
Notary Public/Attorney at Law
Name: _____

Property Card: **KNOLL RD.**

Poland, ME

NO PHOTO AVAILABLE

Parcel ID: 0013-0033
Trio Account #: 1592

Owner: KNOLL ROAD TRUST
Co-Owner:
Mailing Address: 16 ROCKY ROAD
OTISFIELD, ME 04270

Valuation

Card Number: 1
Acreage: 6.2
Land Value: $33,530
Building Value: $0
Total Value: $0
Taxes: $476

Building Sketch

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

CAI Technologies
www.cai-tech.com
This information is believed to be correct but is subject to change and is not warranteed.

Property Card: **KNOLL RD.**

Poland, ME

NO PHOTO AVAILABLE

Parcel ID: 0013-0033A
Trio Account #: 3943

Owner: ROAKES, LAWRENCE - TRUSTEE
Co-Owner:
Mailing Address: 16 ROCKY ROAD
OTISFIELD, ME 04270

Valuation	Building Sketch

Property Card: **OFF KNOLL RD.**

Poland, ME

NO PHOTO AVAILABLE

Parcel ID: 0013-0036
Trio Account #: 1596

Owner: ROAKES, LAWRENCE
Co-Owner:
Mailing Address: 16 ROCKY ROAD
OTISFIELD, ME 04270

Valuation

Card Number: 1
Acreage: 8
Land Value: $9,000
Building Value: $0
Total Value: $0
Taxes: $128

Building Sketch

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

CAI Technologies
www.cai-tech.com
This information is believed to be correct but is subject to change and is not warranteed.

March 28, 2023

Davis Land Surveying
C/O Stuart Davis, PLS
990 Minot Ave
Auburn, ME 04210

Re: Test Pit Results – Proposed Subdivision, Phase II on Knoll Road, Poland, Maine

Mr. Davis,

A Maine-licensed Site Evaluator with Basswood Environmental LLC (Erik Lema, LSE #419) excavated test pits at three locations on the approximately 6.7-acre site located on Knoll Road in the Town of Poland, Maine. The test pits (TP-6 to TP-8) are in the approximate locations of suitable building sites in each of the respective three lots proposed for Phase II of the development, identified as Lots 4, 5, and 6. Each pit was excavated by hand to a depth ranging between 18 and 25 inches until a restrictive layer was encountered that prohibited further excavation. A 54-inch tile probe was also used to determine the depth to bedrock, however this was not encountered in any test pit location.

The soils in all upland areas on site are a relatively uniform sandy loam to loamy sand overlying a firm hardpan layer between 18 and 25 inches in depth. A seasonal high-water table was observed at 13 to 14 inches in all pits, as identified by the presence of drainage mottles. All test pit locations are suitable sites for the installation of subsurface wastewater disposal systems intended to serve a typical single-family residence per the Maine Subsurface Wastewater Disposal Rules, dated August 2015, as amended. The sites would all require a medium-large disposal field; the equivalent stone-bed type leachfield would be sized at approximately 900 square feet, or 20' x 45' for a typical three-bedroom residence.

Attached, please find the soil logs for the respective test pit locations. The locations have been located by GPS and submitted to Davis land Surveying, Inc. for inclusion onto site plans as necessary. If there is additional detail or clarity that Basswood can provide regarding the above report, please do not hesitate to contact Erik Lema at 207-518-8442 or by email at erik@basswoodenv.com.

Best regards,

Erik Lema

Erik Lema LSE #419, Owner/Principal
Basswood Environmental LLC

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Maine Dept.Health & Human Services
Division of Environmental Health
(207) 287-5672 Fax: (207) 287-3165

Town, City, Plantation	Street, Road, Subdivision	Owner's Name
POLAND	KNOLL ROAD	ROAKES, LAWRENCE

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

Observation Hole TP-6 ☒ Test Pit ☐ Boring

0 " Depth of Organic Horizon Above Mineral Soil

Depth Below Mineral Soil Surface (inches)	Texture	Consistency	Color	Mottling
0	LOAM		BROWN	NONE
10	SANDY LOAM	FRIABLE	BROWNISH YELLOW	
20			GRAY	COMMON DISTINCT
30		FIRM		
40				
50				

Soil Classification	Slope	Limiting Factor	
3 Profile / D Condition	3 %	14 "	[X] Ground Water [ ] Restrictive Layer [ ] Bedrock [ ] Pit Depth

Observation Hole TP-7 ☒ Test Pit ☐ Boring

0 " Depth of Organic Horizon Above Mineral Soil

Depth Below Mineral Soil Surface (inches)	Texture	Consistency	Color	Mottling
0	LOAM		DARK BROWN	
10	LOAMY SAND	FRIABLE	BROWNISH YELLOW	NONE
20		FIRM	OLIVE BROWN	COMMON DISTINCT
30				
40				
50				

Soil Classification	Slope	Limiting Factor	
3 Profile / D Condition	1 %	13 "	[X] Ground Water [ ] Restrictive Layer [ ] Bedrock [ ] Pit Depth

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

Observation Hole TP-8 ☒ Test Pit ☐ Boring

0 " Depth of Organic Horizon Above Mineral Soil

Depth Below Mineral Soil Surface (inches)	Texture	Consistency	Color	Mottling
0	LOAM		DARK BROWN STRONG BROWN	
10	LOAMY SAND	FRIABLE	STRONG BROWN	NONE
20		FIRM	GRAY	COMMON DISTINCT
30				
40				
50				

Soil Classification	Slope	Limiting Factor	
3 Profile / D Condition	1 %	13 "	[X] Ground Water [ ] Restrictive Layer [ ] Bedrock [ ] Pit Depth

Observation Hole _____ ☐ Test Pit ☐ Boring

_____ " Depth of Organic Horizon Above Mineral Soil

Depth Below Mineral Soil Surface (inches)	Texture	Consistency	Color	Mottling
0				
10				
20				
30				
40				
50				

Soil Classification	Slope	Limiting Factor	
Profile / Condition	%	"	[ ] Ground Water [ ] Restrictive Layer [ ] Bedrock [ ] Pit Depth

Site Evaluator Signature: [signature] SE #: 419 Date: 3/28/23

BASSWOOD ENVIRONMENTAL

April 10, 2023

Mr. Lawrence Roakes
16 Rocky Road Rd
Otisfield, ME 04210

Re: Test Pit Results – Proposed Subdivision on Knoll Road, Poland, Maine

Mr. Roakes,

In October of 2021, a Maine-licensed Site Evaluator with Basswood Environmental LLC (Erik Lema, LSE #419) excavated test pits at two locations on the two lots associated with Phase 4 (Lots 9 and 10) of the proposed subdivision located on Knoll Road in the Town of Poland, Maine. The test pits are in the approximate locations of suitable building sites in each of the lots proposed for development. Each pit was excavated by hand to a depth ranging between 32 and 35 inches until a restrictive layer was encountered that prohibited further excavation. A 54-inch tile probe was also used to determine the depth to bedrock, however this was not encountered in any test pit location.

The soils in all upland areas on site are a relatively uniform sandy loam overlying a firm hardpan layer between 32 and 35 inches in depth. No water table was encountered, with both test pits limited only by the hardpan restrictive layer. All test pit locations are suitable sites for the installation of subsurface wastewater disposal systems intended to serve a typical single-family residence per the Maine Subsurface Wastewater Disposal Rules, dated August 2015, as amended.

Attached, please find the soil logs for the respective test pit locations. The locations have been located by GPS and submitted to Davis Land Surveying, Inc. for inclusion onto site plans as necessary. If there is additional detail or clarity that Basswood can provide regarding the above report, please do not hesitate to contact Erik Lema at 207-518-8442 or by email at erik@basswoodenv.com.

Best regards,

Erik Lema

Erik Lema LSE, Owner/Principal
Basswood Environmental LLC

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

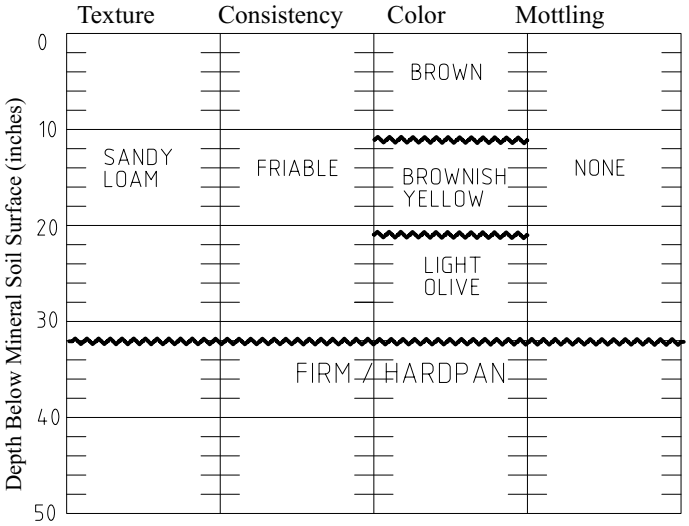
Maine Dept.Health & Human Services
Division of Environmental Health
(207) 287-5672 Fax: (207) 287-3165

Town, City, Plantation	Street, Road, Subdivision	Owner's Name
POLAND	KNOLL RD	ROAKES, LAWRENCE

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

Observation Hole TP-4 ☒ Test Pit ☐ Boring

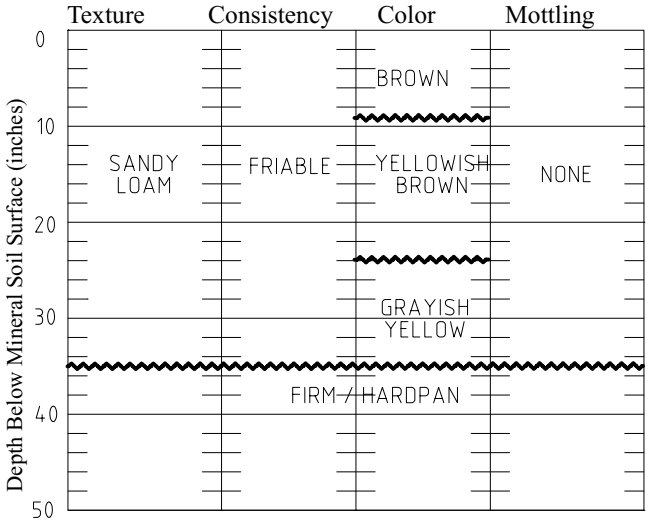
0 " Depth of Organic Horizon Above Mineral Soil



Soil Classification	Slope	Limiting Factor	
3 Profile / C Condition	0 %	32 "	[ ] Ground Water [X] Restrictive Layer [ ] Bedrock [ ] Pit Depth

Observation Hole TP-5 ☒ Test Pit ☐ Boring

2 " Depth of Organic Horizon Above Mineral Soil

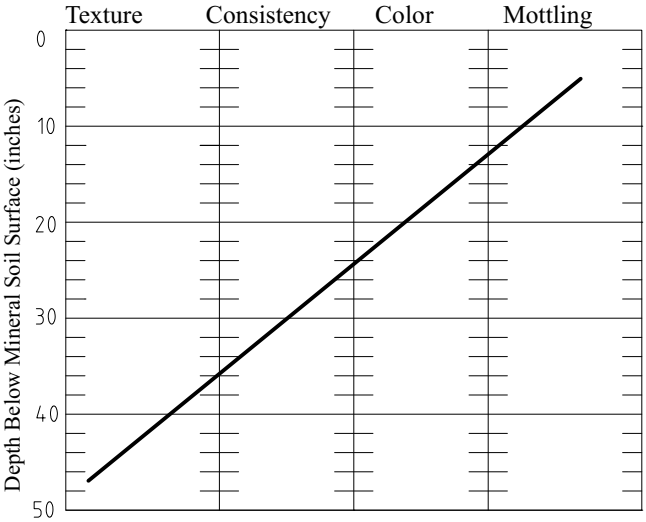


Soil Classification	Slope	Limiting Factor	
3 Profile / C Condition	5 %	35 "	[ ] Ground Water [X] Restrictive Layer [ ] Bedrock [ ] Pit Depth

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

Observation Hole _____ ☐ Test Pit ☐ Boring

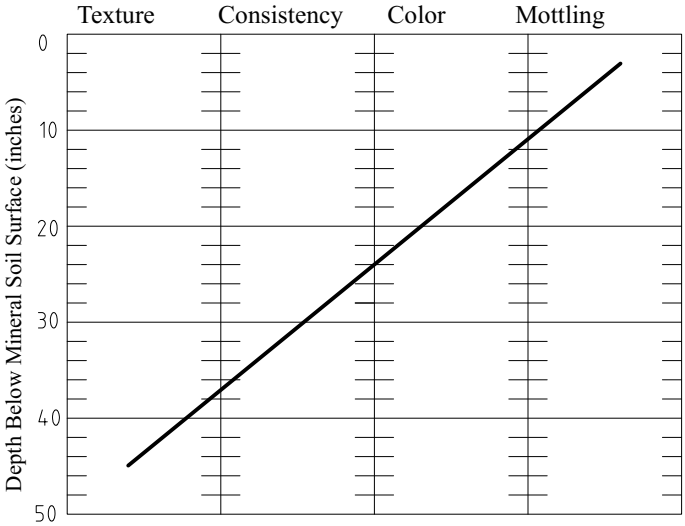
_____ " Depth of Organic Horizon Above Mineral Soil



Soil Classification	Slope	Limiting Factor	
_____ Profile / _____ Condition	_____ %	_____ "	[ ] Ground Water [ ] Restrictive Layer [ ] Bedrock [ ] Pit Depth

Observation Hole _____ ☐ Test Pit ☐ Boring

_____ " Depth of Organic Horizon Above Mineral Soil



Soil Classification	Slope	Limiting Factor	
_____ Profile / _____ Condition	_____ %	_____ "	[ ] Ground Water [ ] Restrictive Layer [ ] Bedrock [ ] Pit Depth

Site Evaluator Signature	SE #	Date
[signature]	419	10/11/2021

March 28, 2023

Davis Land Surveying
C/O Stuart Davis, PLS
990 Minot Ave
Auburn, ME 04210

Re: **Natural Resources Survey** –Poland Tax Map 13, Lot 34A, Knoll Road, Poland, Maine.

Mr. Davis,

The following summary concerns the natural resource survey performed on March 27th, 2023 on an approximately 6.7-acre trio of parcels along Knoll Road in Poland, Maine. Erik Lema, owner and principal scientist at Basswood Environmental, Inc. (Basswood) conducted the survey in support of the proposed project. This included a wetland and stream delineation, and walkover to determine any other resources of particular regulatory importance. Spatial data of the resource boundaries as identified by Basswood has been submitted to Davis Land Surveying for inclusion onto site plans.

The standard three-parameter approach was used for identifying and delineating jurisdictional wetlands, as detailed in the U.S. Army Corps of Engineers' *Regional Supplement to the Corps of Engineers Wetland delineation Manual: Northcentral and Northeast Region (V2.0*). This approach uses a combination of wetland vegetation, soils and hydrology to determine the boundary of a wetland that is under the regulatory jurisdiction of the U.S. Army Corps of Engineers (ACOE), the Maine Department of Environmental Protection (DEP), and possibly the municipality under local ordinances. In addition, the survey area was also examined for the presence of jurisdictional streams and other protected natural resources, such as vernal pools, that may affect the proposed project. All wetland boundaries are clearly marked with sequentially numbered "wetland delineation" type pink flagging. Streams are likewise demarcated with blue flagging. All flags are located with a Juniper Geode™ GPS receiver capable of submeter accuracy.

The site is located on the west side of the Knoll Road extension and represents the second phase of the proposed subdivision on site. The three parcels have frontage along Knoll Road and extend west until a forested area surrounding a perennial stream off-site. The site is crowned in the central parcel and extends outward. It has been extensively cleared and disturbed; however, this clearing is not recent and the entire site is vegetated by low-growing field species and several remnant trees.

One wetland area was identified on site during the survey. This wetland is the forested fringe at the northwest corner of proposed Lot #4 and extends off-site around the perennial stream. The remaining land area is entirely upland, characterized by well-drained sandy soils overlying a hardpan layer.

The potential for vernal pools was assessed while on site. There was no potential vernal pool habitat observed on site and it is Basswood's professional opinion that no further vernal pool-specific surveys are needed.

Regulatory Implications

There are no anticipated permitting requirements associated with these lots under the Maine Natural Resources Protection Act (NRPA) or Section 404 of the Clean Water Act under the Jurisdiction of ACOE, assuming the wetland area at the rear of Lot #4 is avoided. This wetland is considered a Wetland of Special Significance within 25-feet of the nearby stream and would require an individual NRPA permit to impact. The stream itself is also afforded a 75-foot setback to disturbance. If development of the nearby upland area is anticipated, demarcation of this stream with the permission of the adjacent landowner would be required to determine this setback limit and any associated impacts within.

If there is additional detail or clarity that Basswood can provide regarding the above report, please do not hesitate to contact Erik Lema at 207-518-8442 or by email at erik@basswoodenv.com.

Best regards,

Erik Lema, Owner/Principal
Basswood Environmental LLC

Attachment: Site resource photos

Figure 1: Forested wetland area, northwest corner of survey area.

April 10, 2023

Mr. Lawrence Roakes
16 Rocky Road Rd
Otisfield, ME 04210

Re: Natural Resources Survey – Proposed 5-lot Subdivision Knoll Road in Poland, Maine

Mr. Roakes,

The following summary concerns the natural resource survey performed on September 30, 2021 on two contiguous parcels and associated access road proposed for Phase 4 of the development on Knoll Road in Poland, Maine. These lots are a subdivision of lots identified on Poland Tax Map 13, Lots 35 and 36, and are identified as lots 9 and 10 on site plans. Erik Lema, owner and principal scientist at Basswood Environmental, Inc. (Basswood) conducted the survey in support of the proposed project. This included a wetland and stream delineation, and walkover to determine any other resources of particular regulatory importance. Spatial data of the resource boundaries as identified by Basswood has been submitted to Davis Land Surveying for inclusion onto site plans.

The standard three-parameter approach was used for identifying and delineating jurisdictional wetlands, as detailed in the U.S. Army Corps of Engineers' *Regional Supplement to the Corps of Engineers Wetland delineation Manual: Northcentral and Northeast Region (V2.0*). This approach uses a combination of wetland vegetation, soils and hydrology to determine the boundary of a wetland that is under the regulatory jurisdiction of the U.S. Army Corps of Engineers (ACOE), the Maine Department of Environmental Protection (DEP), and possibly the municipality under local ordinances. In addition, the survey area was also examined for the presence of jurisdictional streams and other protected natural resources, such as vernal pools, that may affect the proposed project. All wetland boundaries are clearly marked with sequentially numbered "wetland delineation" type pink flagging. Streams are likewise demarcated with blue flagging. All flags are located with a Juniper Geode™ GPS receiver capable of submeter accuracy.

No wetlands, streams, or potential vernal pool habitat under state or Federal jurisdiction were found on site.

If there is additional detail or clarity that Basswood can provide regarding the above report, please do not hesitate to contact Erik Lema at 207-518-8442 or by email at erik@basswoodenv.com.

Best regards,

Erik Lema, Owner/Principal
Basswood Environmental LLC

DWA Adjacent to TM 13-33, 33A & 36

Town of Poland, ME

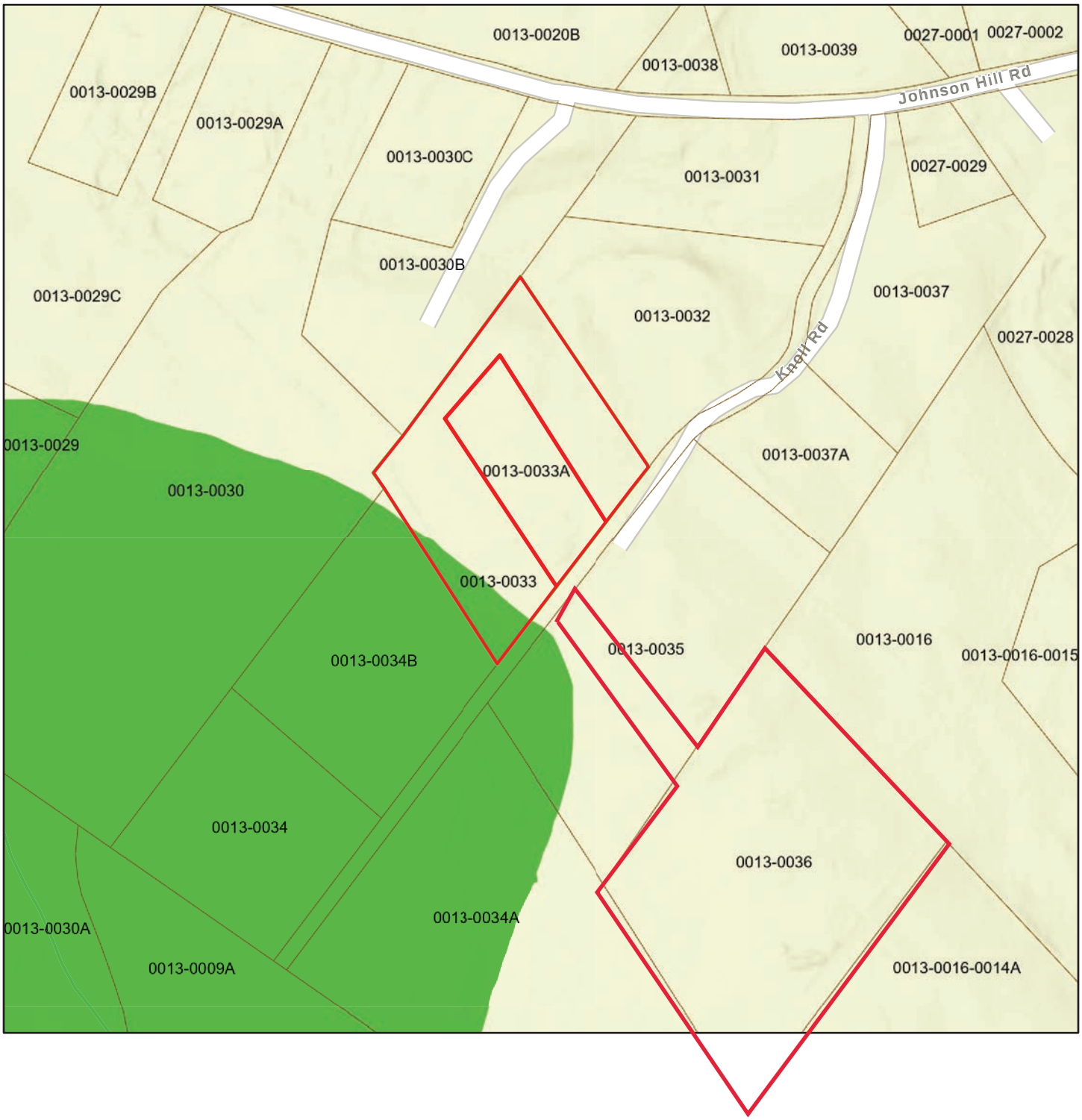
1 inch = 300 Feet

CAI Technologies
Precision Mapping. Geospatial Solutions.

www.cai-tech.com

March 24, 2023

0 300 600 900



Parcel - Poly

Parcel Lines - No Orthos

Deer Wintering Areas - MGIS

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

NOTES:

1) BEARINGS ARE REFERENCED TO MAGNETIC NORTH 2019

2) DEED REFERENCES ARE MADE TO THE ANDROSCOGGIN COUNTY REGISTRY OF DEEDS

3) THE PARCEL IS LOCATED IN THE VILLAGE 3 (V-3) ZONING DISTRICT.

4) THE PARCEL IS NOT LOCATED WITHIN A 100-YEAR FLOOD HAZARD AREA AS SHOWN ON THE F.E.M.A. FLOOD INSURANCE RATE MAP COMMUNITY PANEL 2300100287E, EFFECTIVE DATE 7/8/2013.

5) EACH LOT WILL BE SERVICED WITH INDIVIDUAL WELLS.

6) EACH LOT WILL BE SERVICED WITH INDIVIDUAL SUBSURFACE WASTEWATER TREATMENT SYSTEMS.

7) NATURAL RESOURCES SURVEY PERFORMED BY BASSWOOD ENVIRONMENTAL ON SEPTEMBER 30, 2021 & MARCH 27, 2023. THIS INCLUDED A WETLAND AND STREAM DELINEATION AND WALKOVER TO DETERMINE ANY OTHER RESOURCES OF PARTICULAR REGULATORY IMPORTANCE.

8) SOIL TEST PITS EXCAVATED AND ANALYZED BY ERIC LEMA, LSE #419 FROM BASSWOOD ENVIRONMENTAL

9) STREETS INDICATED AS PRIVATE-OWNED STREET SHALL REMAIN PRIVATE STREETS TO BE MAINTAINED BY THE DEVELOPER OR THE LOT OWNERS AND SHALL NOT BE ACCEPTED NOR MAINTAINED BY THE MUNICIPALITY UNLESS SAID STREET HAS BEEN BROUGHT UP TO OR, OTHERWISE, MEETS THE CURRENT STREET CONSTRUCTION STANDARDS AND CERTIFIED BY A STATE OF MAINE REGISTERED PROFESSIONAL ENGINEER.

10) KNOLL ROAD IS A PRIVATE-OWNED ROAD. A DECLARATION OF COVENANTS OF KNOLL ROAD ASSOCIATION REGARDING MAINTENANCE IS RECORDED AT THE ANDROSCOGGIN COUNTY REGISTRY OF DEEDS IN BOOK 10961, PAGE 240.

11) CONTOURS SHOWN ON THIS PLAN LOCATED WITH THE BOUNDARIES OF KNOLL ROAD ARE BASED ON TOPOGRAPHIC SURVEY BY DAVIS LAND SURVEYING IN NOVEMBER 2021. CONTOURS BEYOND THOSE AREAS ARE BASED NATIONAL OCEANIC AND ATMOSPHERIC ADMINISTRATION (NOAA) DIGITAL COAST DATA ACCESS VIEWER. CUSTOM PROCESSING OF "2009 USGS LIDAR: ANDROSCOGGIN COUNTY (ME)". CHARLESTON, SC: NOAA OFFICE FOR COASTAL MANAGEMENT. ACCESSED NOV 04, 2021 AT HTTPS://COAST.NOAA.GOV/DATAVIEWER.

12) CONTOUR ELEVATIONS ARE REFERENCED TO NAVD88.

13) THIS PLAN IS FOR KNOLL ROAD SUBDIVISION PHASES 2 & 4 WHICH INCLUDES LOTS 4, 5, 6, 9 & 10 AND IMPROVEMENTS TO LYNN'S WAY AS SHOWN ON THIS PLAN. FUTURE PHASES WILL REQUIRE AMENDED PLANS AND APPROVAL FROM THE PLANNING BOARD.

14) KNOLL ROAD AND LYNN'S WAY WILL BE GRAVEL. KNOLL ROAD DESIGNED BASED ON POLAND COMPREHENSIVE LAND USE CODE STREET DESIGN STANDARDS TABLE 807.1-III-PRIVATE ROAD. LYNN'S WAY DESIGNED BASED ON 807.1-IV-BACK LOT.

REFERENCES:

1) PLAN OF LAND ROUTE 11 PREPARED FOR HANCOCK LAND CO. INC. PREPARED BY SAWYER ENGINEERING & SURVEYING, INC DATED MARCH 12, 2014, REVISED 2-13-2019.

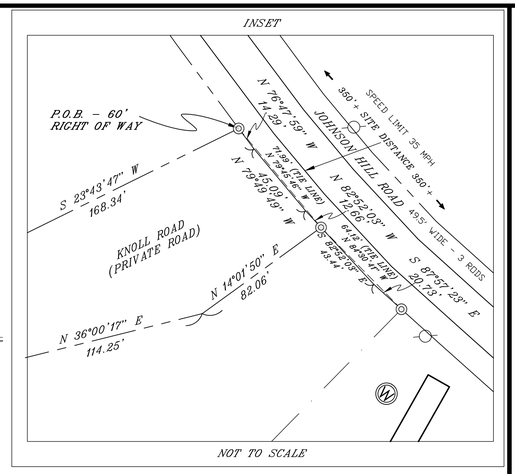
2) MASTER PLAN - PHASE 1 WILDWOOD SUBDIVISION PREPARED FOR AUTUMN, INC PREPARED BY R.W. EATON ASSOCIATES DATED OCTOBER 2011, REVISED 12-10-2011 RECORDED IN THE ANDROSCOGGIN COUNTY REGISTRY OF DEEDS IN PLAN BOOK 49, PAGE 67.

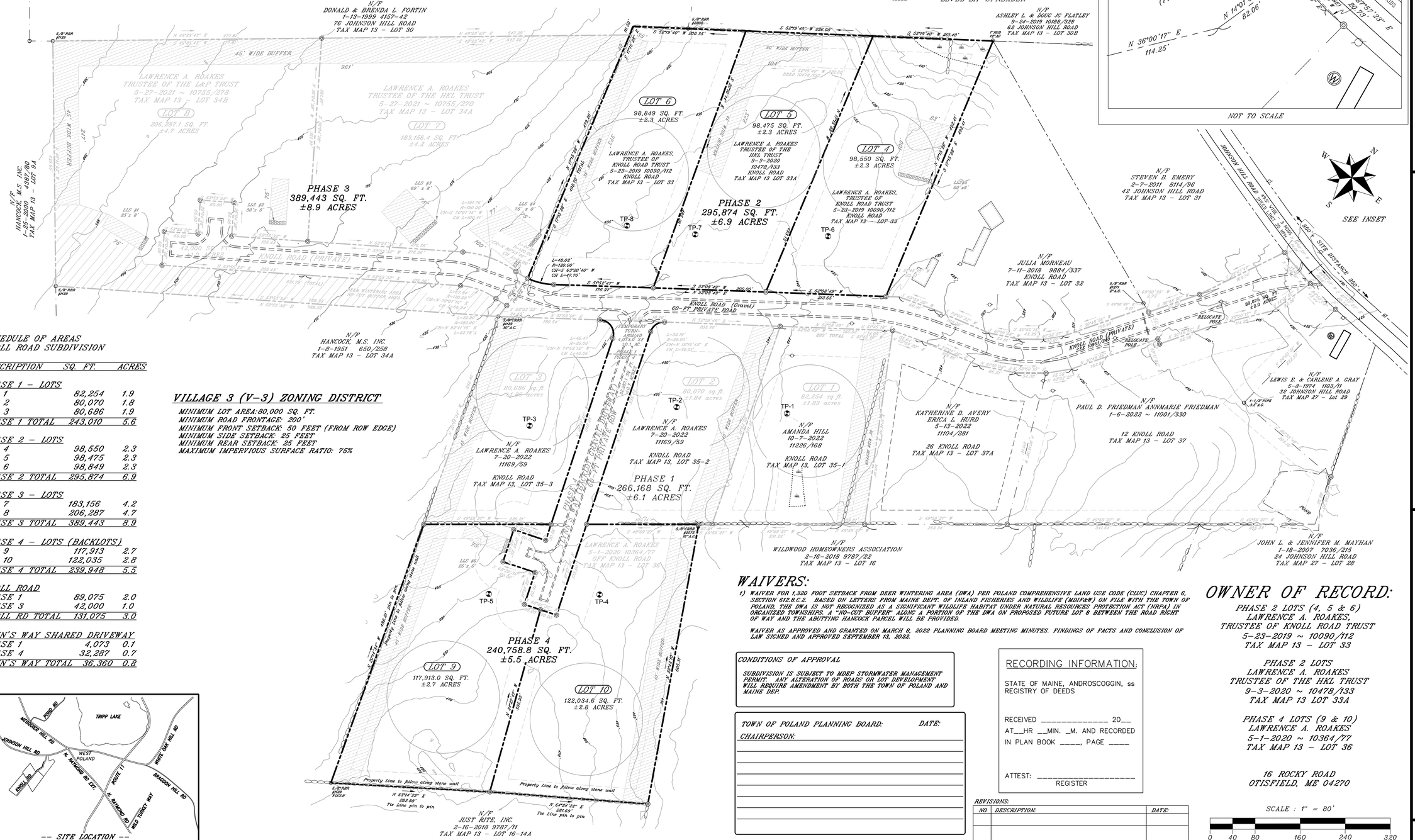
3) PLAN OF TOWN OF POLAND TRACED FROM A VERY OLD PLAN BELONGING TO MRS. CHARLES ANDREWS OF OXFORD BY WALDO N. SEAVEY DATED 1883 RECORDED IN SAID REGISTRY OF DEEDS AS PLAN UPOL-1.

4) 3 LOT SUBDIVISION, KNOLL ROAD SUBDIVISION PHASE 1 PREPARED BY DAVIS LAND SURVEYING, LLC DATED MAY 24, 2022 AND RECORDED IN SAID REGISTRY OF DEEDS IN PLAN BOOK 54, PAGE 57

LEGEND

- PROPERTY LINES
- RIGHT OF WAY/ABUTTING LOT LINES
- PROPOSED PROPERTY LINE
- STONE WALL
- 5/8" CAPPED REBAR SET #2208
- IRON PIN FOUND
- UTILITY POLE
- WETLAND
- GRAVEL ROAD
- SETBACKS
- 5' INTERVAL CONTOURS (5')
- TP-2 TEST PIT
- BUFFER
- LEVEL LIP SPREADER



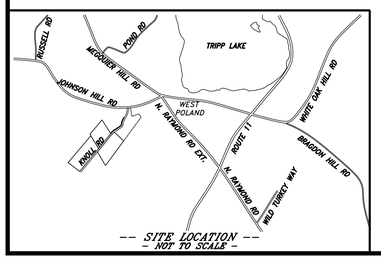


SCHEDULE OF AREAS
KNOLL ROAD SUBDIVISION

DESCRIPTION	SQ. FT.	ACRES
PHASE 1 - LOTS		
LOT 1	82,254	1.9
LOT 2	80,070	1.8
LOT 3	80,686	1.9
PHASE 1 TOTAL	243,010	5.6
PHASE 2 - LOTS		
LOT 4	98,550	2.3
LOT 5	98,475	2.3
LOT 6	98,849	2.3
PHASE 2 TOTAL	295,874	6.9
PHASE 3 - LOTS		
LOT 7	183,156	4.2
LOT 8	206,287	4.7
PHASE 3 TOTAL	389,443	8.9
PHASE 4 - LOTS (BACKLOTS)		
LOT 9	117,913	2.7
LOT 10	122,035	2.8
PHASE 4 TOTAL	239,948	5.5
KNOLL ROAD		
PHASE 1	89,075	2.0
PHASE 3	42,000	1.0
KNOLL RD TOTAL	131,075	3.0
LYNN'S WAY SHARED DRIVEWAY		
PHASE 1	4,073	0.1
PHASE 4	32,287	0.7
LYNN'S WAY TOTAL	36,360	0.8

VILLAGE 3 (V-3) ZONING DISTRICT

MINIMUM LOT AREA: 80,000 SQ. FT.
MINIMUM ROAD FRONTAGE: 200'
MINIMUM FRONT SETBACK: 50 FEET (FROM ROW EDGE)
MINIMUM SIDE SETBACK: 25 FEET
MINIMUM REAR SETBACK: 25 FEET
MAXIMUM IMPERVIOUS SURFACE RATIO: 75%



-- SITE LOCATION --
- NOT TO SCALE -

WAIVERS:

1) WAIVER FOR 1,320 FOOT SETBACK FROM DEER WINTERING AREA (DWA) PER POLAND COMPREHENSIVE LAND USE CODE (CLUC) CHAPTER 6, SECTION 612.B.C.2. BASED ON LETTERS FROM MAINE DEPT. OF INLAND FISHERIES AND WILDLIFE (MDIF&W) ON FILE WITH THE TOWN OF POLAND. THE DWA IS NOT RECOGNIZED AS A SIGNIFICANT WILDLIFE HABITAT UNDER NATURAL RESOURCES PROTECTION ACT (NRPA) IN ORGANIZED TOWNSHIPS. A "NO-CUT BUFFER" ALONG A PORTION OF THE DWA ON PROPOSED FUTURE LOT 8 BETWEEN THE ROAD RIGHT OF WAY AND THE ABUTTING HANCOCK PARCEL WILL BE PROVIDED.

WAIVER AS APPROVED AND GRANTED ON MARCH 8, 2022 PLANNING BOARD MEETING MINUTES. FINDINGS OF FACTS AND CONCLUSION OF LAW SIGNED AND APPROVED SEPTEMBER 13, 2022.

CONDITIONS OF APPROVAL

SUBDIVISION IS SUBJECT TO MDEP STORMWATER MANAGEMENT PERMIT. ANY ALTERATION OF ROADS OR LOT DEVELOPMENT WILL REQUIRE AMENDMENT BY BOTH THE TOWN OF POLAND AND MAINE DEP.

TOWN OF POLAND PLANNING BOARD: DATE:

CHAIRPERSON:

RECORDING INFORMATION:

STATE OF MAINE, ANDROSCOGGIN, ss
REGISTRY OF DEEDS

RECEIVED _____ 20__
AT__HR __MIN. _M. AND RECORDED
IN PLAN BOOK _____, PAGE _____

ATTEST: _____
REGISTER

REVISIONS:

NO.	DESCRIPTION:	DATE:

OWNER OF RECORD:

PHASE 2 LOTS (4, 5 & 6)
LAWRENCE A. ROAKES,
TRUSTEE OF KNOLL ROAD TRUST
5-23-2019 ~ 10090/112
TAX MAP 13 - LOT 33

PHASE 2 LOTS
LAWRENCE A. ROAKES
TRUSTEE OF THE HKL TRUST
9-3-2020 ~ 10478/133
TAX MAP 13 LOT 33A

PHASE 4 LOTS (9 & 10)
LAWRENCE A. ROAKES
5-1-2020 ~ 10364/77
TAX MAP 13 - LOT 36

16 ROCKY ROAD
OTISFIELD, ME 04270

SCALE : 1" = 80'

0 40 80 160 240 320

PRELIMINARY

CERTIFICATION:

TO THE BEST OF MY KNOWLEDGE, INFO AND BELIEF, THE SURVEY SHOWN ON THIS PLAN IS ACCURATE AS DETERMINED BY THE RESULTS SHOWN HERE REPRESENT THE LICENSEE'S RESPONSIBILITY TO THE PUBLIC AS REQUIRED UNDER THE STANDARDS OF PRACTICE AS ADOPTED BY THE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS (M.R.S.A. TITLE 32, CHAPTER 121 DATED APRIL 2001).

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

PLAN PREPARED BY: S.A.B. & D.E.B.
PLAN CHECKED BY: S.A.B. THIS PLAN IS NOT VALID UNLESS EMBOSSED LIGHTS

DAVIS LAND SURVEYING, LLC
990 MINOT AVENUE
AUBURN, MAINE 04210
OFFICE (207) 345-9991 ~ (207) 782-3605 ~ CELL (207) 240-9949
EMAIL: stuart@davislandsurveying.net
WEBSITE: www.davislandsurveying.net

APRIL 7, 2023

--- PRELIMINARY SUBDIVISION PLAN ---
5 LOT SUBDIVISION

KNOLL ROAD SUBDIVISION PHASE 2 & 4

KNOLL ROAD, POLAND, MAINE

LAWRENCE ROAKES
16 ROCKY ROAD
OTISFIELD, ME 04270

JOB NO.: 23-013
FILE NO.: 570

NOTES:

1) BEARINGS ARE REFERENCED TO MAGNETIC NORTH 2019

2) DEED REFERENCES ARE MADE TO THE ANDROSCOGGIN COUNTY REGISTRY OF DEEDS

3) THE PARCEL IS LOCATED IN THE VILLAGE 3 (V-3) ZONING DISTRICT.

4) THE PARCEL IS NOT LOCATED WITHIN A 100-YEAR FLOOD HAZARD AREA AS SHOWN ON THE F.E.M.A. FLOOD INSURANCE RATE MAP COMMUNITY PANEL 2300100287E, EFFECTIVE DATE 7/8/2013.

5) EACH LOT WILL BE SERVICED WITH INDIVIDUAL WELLS.

6) EACH LOT WILL BE SERVICED WITH INDIVIDUAL SUBSURFACE WASTEWATER TREATMENT SYSTEMS.

7) NATURAL RESOURCES SURVEY PERFORMED BY BASSWOOD ENVIRONMENTAL ON SEPTEMBER 30, 2021 & MARCH 27, 2023. THIS INCLUDED A WETLAND AND STREAM DELINEATION AND WALKOVER TO DETERMINE ANY OTHER RESOURCES OF PARTICULAR REGULATORY IMPORTANCE.

8) SOIL TEST PITS EXCAVATED AND ANALYZED BY ERIC LEMA, LSE #419 FROM BASSWOOD ENVIRONMENTAL

9) STREETS INDICATED AS PRIVATE-OWNED STREET SHALL REMAIN PRIVATE STREETS TO BE MAINTAINED BY THE DEVELOPER OR THE LOT OWNERS AND SHALL NOT BE ACCEPTED NOR MAINTAINED BY THE MUNICIPALITY UNLESS SAID STREET HAS BEEN BROUGHT UP TO OR, OTHERWISE, MEETS THE CURRENT STREET CONSTRUCTION STANDARDS AND CERTIFIED BY A STATE OF MAINE REGISTERED PROFESSIONAL ENGINEER.

10) KNOLL ROAD IS A PRIVATE-OWNED ROAD. A DECLARATION OF COVENANTS OF KNOLL ROAD ASSOCIATION REGARDING MAINTENANCE IS RECORDED AT THE ANDROSCOGGIN COUNTY REGISTRY OF DEEDS IN BOOK 10961, PAGE 240.

11) CONTOURS SHOWN ON THIS PLAN LOCATED WITH THE BOUNDARIES OF KNOLL ROAD ARE BASED ON TOPOGRAPHIC SURVEY BY DAVIS LAND SURVEYING IN NOVEMBER 2021. CONTOURS BEYOND THOSE AREAS ARE BASED NATIONAL OCEANIC AND ATMOSPHERIC ADMINISTRATION (NOAA) DIGITAL COAST DATA ACCESS VIEWER. CUSTOM PROCESSING OF "2009 USGS LIDAR: ANDROSCOGGIN COUNTY (ME)". CHARLESTON, SC: NOAA OFFICE FOR COASTAL MANAGEMENT. ACCESSED NOV 04, 2021 AT HTTPS://COAST.NOAA.GOV/DATAVIEWER.

12) CONTOUR ELEVATIONS ARE REFERENCED TO NAVD88.

13) THIS PLAN IS FOR KNOLL ROAD SUBDIVISION PHASES 2 & 4 WHICH INCLUDES LOTS 4, 5, 6, 9 & 10 AND IMPROVEMENTS TO LYNN'S WAY AS SHOWN ON THIS PLAN. FUTURE PHASES WILL REQUIRE AMENDED PLANS AND APPROVAL FROM THE PLANNING BOARD.

14) KNOLL ROAD AND LYNN'S WAY WILL BE GRAVEL. KNOLL ROAD DESIGNED BASED ON POLAND COMPREHENSIVE LAND USE CODE STREET DESIGN STANDARDS TABLE 807.1-III-PRIVATE ROAD. LYNN'S WAY DESIGNED BASED ON 807.1-IV-BACK LOT.

REFERENCES:

1) PLAN OF LAND ROUTE 11 PREPARED FOR HANCOCK LAND CO. INC. PREPARED BY SAWYER ENGINEERING & SURVEYING, INC DATED MARCH 12, 2014, REVISED 2-13-2019.

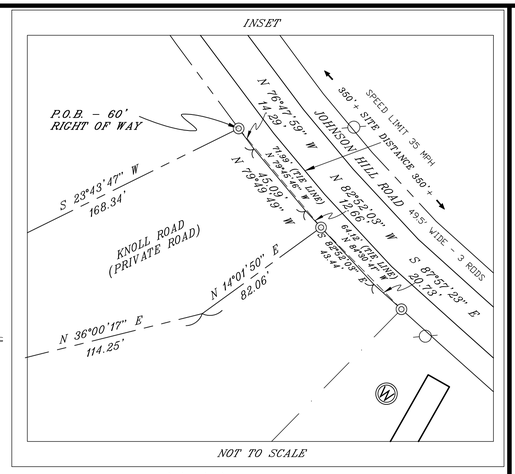
2) MASTER PLAN - PHASE 1 WILDWOOD SUBDIVISION PREPARED FOR AUTUMN, INC PREPARED BY R.W. EATON ASSOCIATES DATED OCTOBER 2011, REVISED 12-10-2011 RECORDED IN THE ANDROSCOGGIN COUNTY REGISTRY OF DEEDS IN PLAN BOOK 49, PAGE 67.

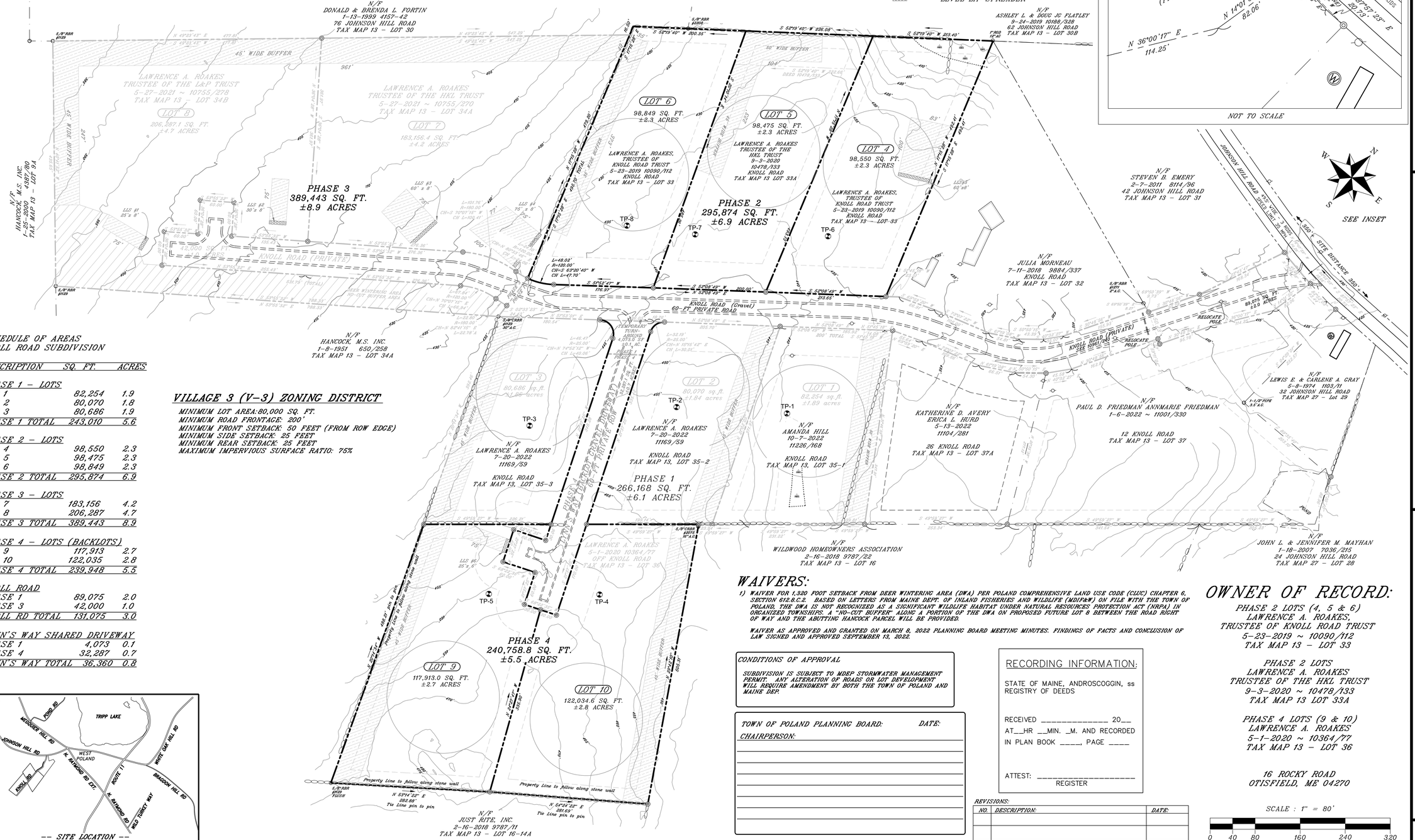
3) PLAN OF TOWN OF POLAND TRACED FROM A VERY OLD PLAN BELONGING TO MRS. CHARLES ANDREWS OF OXFORD BY WALDO N. SEAVEY DATED 1883 RECORDED IN SAID REGISTRY OF DEEDS AS PLAN UPOL-1.

4) 3 LOT SUBDIVISION, KNOLL ROAD SUBDIVISION PHASE 1 PREPARED BY DAVIS LAND SURVEYING, LLC DATED MAY 24, 2022 AND RECORDED IN SAID REGISTRY OF DEEDS IN PLAN BOOK 54, PAGE 57

LEGEND

- PROPERTY LINES
- RIGHT OF WAY/ABUTTING LOT LINES
- PROPOSED PROPERTY LINE
- STONE WALL
- 5/8" CAPPED REBAR SET #2208
- IRON PIN FOUND
- UTILITY POLE
- WETLAND
- GRAVEL ROAD
- SETBACKS
- 5' INTERVAL CONTOURS (5')
- TP-2 TEST PIT
- BUFFER
- LEVEL LIP SPREADER



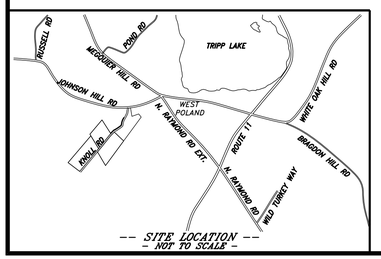


SCHEDULE OF AREAS
KNOLL ROAD SUBDIVISION

DESCRIPTION	SQ. FT.	ACRES
PHASE 1 - LOTS		
LOT 1	82,254	1.9
LOT 2	80,070	1.8
LOT 3	80,686	1.9
PHASE 1 TOTAL	243,010	5.6
PHASE 2 - LOTS		
LOT 4	98,550	2.3
LOT 5	98,475	2.3
LOT 6	98,849	2.3
PHASE 2 TOTAL	295,874	6.9
PHASE 3 - LOTS		
LOT 7	183,156	4.2
LOT 8	206,287	4.7
PHASE 3 TOTAL	389,443	8.9
PHASE 4 - LOTS (BACKLOTS)		
LOT 9	117,913	2.7
LOT 10	122,035	2.8
PHASE 4 TOTAL	239,948	5.5
KNOLL ROAD		
PHASE 1	89,075	2.0
PHASE 3	42,000	1.0
KNOLL RD TOTAL	131,075	3.0
LYNN'S WAY SHARED DRIVEWAY		
PHASE 1	4,073	0.1
PHASE 4	32,287	0.7
LYNN'S WAY TOTAL	36,360	0.8

VILLAGE 3 (V-3) ZONING DISTRICT

MINIMUM LOT AREA: 80,000 SQ. FT.
MINIMUM ROAD FRONTAGE: 200'
MINIMUM FRONT SETBACK: 50 FEET (FROM ROW EDGE)
MINIMUM SIDE SETBACK: 25 FEET
MINIMUM REAR SETBACK: 25 FEET
MAXIMUM IMPERVIOUS SURFACE RATIO: 75%



-- SITE LOCATION --
- NOT TO SCALE -

WAIVERS:

1) WAIVER FOR 1,320 FOOT SETBACK FROM DEER WINTERING AREA (DWA) PER POLAND COMPREHENSIVE LAND USE CODE (CLUC) CHAPTER 6, SECTION 612.B.C.2. BASED ON LETTERS FROM MAINE DEPT. OF INLAND FISHERIES AND WILDLIFE (MDIF&W) ON FILE WITH THE TOWN OF POLAND. THE DWA IS NOT RECOGNIZED AS A SIGNIFICANT WILDLIFE HABITAT UNDER NATURAL RESOURCES PROTECTION ACT (NRPA) IN ORGANIZED TOWNSHIPS. A "NO-CUT BUFFER" ALONG A PORTION OF THE DWA ON PROPOSED FUTURE LOT 8 BETWEEN THE ROAD RIGHT OF WAY AND THE ABUTTING HANCOCK PARCEL WILL BE PROVIDED.

WAIVER AS APPROVED AND GRANTED ON MARCH 8, 2022 PLANNING BOARD MEETING MINUTES. FINDINGS OF FACTS AND CONCLUSION OF LAW SIGNED AND APPROVED SEPTEMBER 13, 2022.

CONDITIONS OF APPROVAL

SUBDIVISION IS SUBJECT TO MDEP STORMWATER MANAGEMENT PERMIT. ANY ALTERATION OF ROADS OR LOT DEVELOPMENT WILL REQUIRE AMENDMENT BY BOTH THE TOWN OF POLAND AND MAINE DEP.

TOWN OF POLAND PLANNING BOARD: DATE:

CHAIRPERSON:

RECORDING INFORMATION:

STATE OF MAINE, ANDROSCOGGIN, ss
REGISTRY OF DEEDS

RECEIVED _____ 20__
AT__HR __MIN. _M. AND RECORDED
IN PLAN BOOK _____, PAGE _____

ATTEST: _____
REGISTER

REVISIONS:

NO.	DESCRIPTION:	DATE:

OWNER OF RECORD:

PHASE 2 LOTS (4, 5 & 6)
LAWRENCE A. ROAKES,
TRUSTEE OF KNOLL ROAD TRUST
5-23-2019 ~ 10090/112
TAX MAP 13 - LOT 33

PHASE 2 LOTS
LAWRENCE A. ROAKES
TRUSTEE OF THE HKL TRUST
9-3-2020 ~ 10478/133
TAX MAP 13 LOT 33A

PHASE 4 LOTS (9 & 10)
LAWRENCE A. ROAKES
5-1-2020 ~ 10364/77
TAX MAP 13 - LOT 36

16 ROCKY ROAD
OTISFIELD, ME 04270

SCALE : 1" = 80'

0 40 80 160 240 320

PRELIMINARY

CERTIFICATION:

TO THE BEST OF MY KNOWLEDGE, INFO AND BELIEF, THE SURVEY SHOWN ON THIS PLAN IS ACCURATE AS DETERMINED BY THE RESULTS SHOWN HERE REPRESENT THE LICENSEE'S RESPONSIBILITY TO THE PUBLIC AS REQUIRED UNDER THE STANDARDS OF PRACTICE AS ADOPTED BY THE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS (M.R.S.A. TITLE 32, CHAPTER 121 DATED APRIL 2001).

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

PLAN PREPARED BY: S.A.B. & D.E.B.
PLAN CHECKED BY: S.A.B. THIS PLAN IS NOT VALID UNLESS EMBOSSED LIGHTS

DAVIS LAND SURVEYING, LLC
990 MINOT AVENUE
AUBURN, MAINE 04210
OFFICE (207) 345-9991 ~ (207) 782-3605 ~ CELL (207) 240-9949
EMAIL: stuart@davislandsurveying.net
WEBSITE: www.davislandsurveying.net

APRIL 7, 2023

--- PRELIMINARY SUBDIVISION PLAN ---
5 LOT SUBDIVISION

KNOLL ROAD SUBDIVISION PHASE 2 & 4

KNOLL ROAD, POLAND, MAINE

LAWRENCE ROAKES
16 ROCKY ROAD
OTISFIELD, ME 04270

JOB NO.: 23-013
FILE NO.: 570

Engineering Review Memorandum

To: **Town of Poland Planning Board** **(STI # 220180)**

From: **James Seymour, P.E., Planning Consultant, Sebago Technics, Inc.**

Date: **Knoll Road Subdivision (materials received- April 7, 2023)**

Subject **Planning Board Meeting for April 25, 2023**

Project: **Knolls Road Amended/Phased Subdivision**
Subdivision Review (Minor to Major)
Applicant: **Lawrence Roakes, 16 Rocky Road, Otisfield, ME 04270**
Tax Map 13 Lot 35

I. Project Description and Background

This project qualifies as a Major Subdivision Application as it entails use of an existing private way, Knoll Road off of Johnson Road in Poland ME. The project is set on multiple parcels owned by Lawrence Roakes or his estate, totaling just under 25 acres in eth Village 3 zone.

The revised proposal was submitted April 7, 2023 as we understand now, it is to approve all the lots proposed of the subdivision in phases 1 (previously approved), 2, and 4. Based on the final plan, and cover letter by the applicant, Lawrence Roakes wants to approve all the described phases showing the lots for sale. In April 2022 the Planning Board approved the development to proceed with a conventional lot layout for the proposed subdivision.

The Davis Land Surveying plan sets indicates all 4 phases (Phase 4 is not requested to be approved at this time) and show the road improvements for the entire road to serve all 3 phases, plus a backlot driveway, to accommodate two added lots 9 &10.

We have prepared the following memorandum review comments to facilitate better understanding of the road, utilities, and stormwater management requirements, require by the subdivision ordinance regulations and needed information to assist the Planning Board in its deliberations.

II. Technical Review

We have reviewed the revised submitted design from Davis Land Survey based on road design previously provided by Terradyne Consultants, for the purposes of determining if the project is compliant with the Subdivision Plan Standards and meets the requirements as applied for the proposed single family residential dwellings, and private road development.

Subdivision Plan Review:
The design for the project includes about all the available parcel acreage area of the parcel for 10 total lots being served in the development, and based on reconstruction improvements completed in 2022 for the section of the existing Knoll Road (gravel access) Right of way, to allow legal road frontage for 8 lots requested on the southeastern side of Knoll Road, as well as future plans to develop Lynn's Way for an additional 2 lots as a proposed backlot driveway. Below are our concerns with the project as proposed:

Subdivision Plan:

1. As previously approved the Planning Board found that only a portion of lot 8 has a GIS mapped inclusion area for potential deer wintering yard habitat, and that they determine that the required buffer of 1320FT is not required if the applicant agrees to place all lands from the edge of Knolls Road to the abutting Hancock parcel and the corner of the lot to include a level lipped spreader in a wooded protected buffer to serve as both wildlife and stormwater treatment buffer. The condition and previously approved waiver shall remain intact.

2. During construction the owner wished to revise an outfall of the drainage and relocate the buffer between lots 6 and 7. Any easements for stormwater drainage features, and wooded buffer treatment areas, needing revision for the proposed development or road shall be clearly indicated on the approved on an amended plan. All wooded buffers to be saved for stormwater measures, shall also include field monumentation outlining areas to be preserved and retained as natural.

Road Design/Plan Requirements:
Below are our opinions on the proposed private way design requirement relating to the Knoll Road reconstruction to meet street requirements as outlined in Chapter 8 of the Poland CLUC, for this project:

A. **<u>Engineered Designed of the existing Knoll Road</u>**: The applicant has indicated that the existing Knoll Road will require widening to comply with the subdivision standards for the development. The existing road is 12-16 feet wide and the requirement is 20 feet travel width with 3-foot shoulders. Test pits and conformation letter by Terradyne Consultants was deemed acceptable for assessing existing conditions of the existing road, and shall be utilized for locations for road base improvements.

1. Under Section 509.11 Back lots and Back lot Driveways B. c "Regardless of above requirements, if any lot division requires Subdivision Review, a backlot driveway shall not be permitted." Additionally, we are not sure this alignment technically meets the requirements of a backlot driveway definition. However, the right of way could be served by a private road, which would require an additional 8 feet width of gravel surface.

2. Under Section 808 Street Construction. 803.3 Bases and Pavements, E. Gravel Surface Streets 2. The area to be served has low development potential and will serve less than eight lots or dwellings units. The current proposed private road serves access to 10 lots with this application with a potential for two additional lots in the future with Phase 4. We do not feel that the secondary access Lynn's Way is impacted by this requirement and could be of gravel surface, but those trips over Knolls Road requires the Board to address paving Knoll Road to meet the private road standards for having more than 8 lots. We are not sure if the Planning Board has the authority to waive this requirement or not where specific standards are in place.

B. <u>Utility connections to services will need to be shown</u>.

1. Our understanding is the power will be underground form existing street poles. A note should be added that all proposed lot development shall be serviced with underground services.
2. We also understand that due to the project reaching major subdivision designation that the Fire Department will require fire suppression (cistern) to provide suppression measures for all phases of the project 1-4, since phases have been built as a minor that did not require sprinklers. To achieve the entire subdivision coverage meeting the Fire Department's requirements then a cistern or external water supply would be needed.

C. <u>Stormwater Management Provisions:</u>

1. The plan will require some modifications per request of the owner during construction of Knolls Road in 2022, between lot 6 and 7.
2. The stormwater calculations for phosphorus export are based on 12% impervious on each lot, thereby we would request to see the maximum allowed impervious surface allocated for each lot on a plan. This could be easiest displayed on a table to be on the recorded plan.
3. The plan shall reference the need for a Maine DEP Stormwater Management Permit and that any alteration of roads or lot development will require amendment by both the Town and Maine DEP. This will apply if the Planning Board requires that Lynns way be an expanded to a 20-foot width.

III. <u>Recommendations:</u>

Upon review of the information provided in the submitted plans and documentations through April 7, 2023, we would recommend that the submission requirements be reviewed by the Planning Board and discussed as suggested. The project is being reviewed as a major Subdivision. Our concerns are with the complication of the amended subdivision size pushing the limits for the gravel surface and with the use of backlot driveway with the subdivision, and possibly requiring a wider gravel section on Lynn's way. The requirement from the Fire Department attached separately, could also require additional easements, if a cistern is located outside existing right of ways. All previous approved waivers should be continued with the

amended plan. If changes to the backlot driveway are required this will also require the stormwater management permit from MDEP to be modified as well.

We suggest the applicant discuss the final plan revised items and requirements with the Planning Board at this hearing, as we feel the list of items is relatively small, but significant, if so required by the Board. The Board could approve with conditions for preliminary approval, and have the applicant return a final plan at a later meeting, if all the items of conditions have been reviewed and recommended approval by Town staff. As always these are recommendations to the Planning Board and not final determinations but merely offer guidance, and approvals if appropriate, are left with the Board at their discretion

Respectfully Submitted,

SEBAGO TECHNICS, INC.

James R. Seymour, P.E.
Engineering Consultant

Town of Poland, Maine
Planning Board
DEPARTMENTAL REVIEW OF PROPOSED PRELIMINARY PLAN FOR MAJOR SUBDIVISION APPLICATION

Date: April / 7 / 2023

To: Byron A. Strout
1231 Maine Street
Poland, ME 04274

In accordance with Chapter 607.1.H of the Comprehensive Land Use Code for the Town of Poland, an applicant for development approval is required to ask that Municipal Departments to comment on their capacity of capital facilities to serve a proposed development. Therefore, the Planning Board, by way of the applicant, is notifying you of the following proposed project and requests your comments.

Applicant: Lawrence A. Roakes Phone: 345-9991 (Agent)
Address: 16 Rocky Road, Otisfield, ME 04270

Location: Map # 13 Lot # 33, 33A & 36 Sublot #

Road Location: Knoll Road

Project overview: Knoll Road Subdivision Phase 2 and Phase 4

Tentative Planning Board Meeting Date April / 25 / 2023

Applicants:
1. Should attach all relevant sections of their plans to prevent delays
2. Mail this form letter so that each department head receives it at least fourteen days prior to the scheduled meeting.
3. Confirm with the department heads that they have delivered their response to the Planning Board Office in time for the meeting.

For the Department Head

I have reviewed this application and provide the following:
X The project has no impact on the Department.
_____ The Department has adequate existing capital facilities to serve the project.
_____ The Department does not have adequate existing capital facilities to serve the project for the reasons listed. *(Please submit reasons on department letterhead)*
_____ I need more information on the application.

Signed: [signature] Date: 4 / 18 / 23

Head of Department
RETURN THIS FORM TO:
Please return by:
Date: 4/19/23

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

Town of Poland, Maine
Planning Board
DEPARTMENTAL REVIEW OF PROPOSED PRELIMINARY PLAN FOR MAJOR SUBDIVISION APPLICATION

Date: April / 7 / 2023

To: Tom Printup
1231 Maine Street
Poland, ME 04274

In accordance with Chapter 607.1.H of the Comprehensive Land Use Code for the Town of Poland, an applicant for development approval is required to ask that Municipal Departments to comment on their capacity of capital facilities to serve a proposed development. Therefore, the Planning Board, by way of the applicant, is notifying you of the following proposed project and requests your comments.

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3. Confirm with the department heads that they have delivered their response to the Planning Board Office in time for the meeting.

For the Department Head

I have reviewed this application and provide the following:

_____The project has no impact on the Department.
X The Department has adequate existing capital facilities to serve the project.
_____The Department does not have adequate existing capital facilities to serve the project for the reasons listed. *(Please submit reasons on department letterhead)*
X I need more information on the application. See letter Regarding Fire Protection

Signed: Th R. Printup Date: 4 / 17 / 23

Head of Department
RETURN THIS FORM TO:
Please return by:
Date: 4/19/23

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

POLAND FIRE RESCUE

Chief Thomas Printup

Phone: 207-998-4689
Fax: 207-998-5277

1231 Maine Street
Poland, Maine 04274

tprintup@polandtownoffice.org

April 18th 2023

To Whom It May Concern:

Pertaining to the proposed site application for Larry Roakes on Knoll Road in Poland, for the 5 lot subdivision. Under the current CLUC (Chapter 6, Page 179, Section 613.1 Sufficient Water and Chapter 5, Page 223, Section 1203) the owner will be required to install fire protection. Individual residential sprinkler systems or a neighborhood cistern would be acceptable. Fire protecting measures will need to meet both the CLUC and NFPA 1141 & 1142 requirements.

As the process move forward please feel free to reach out to me with in any questions regarding location and specifications if a cistern is chosen.

Thank you,

Tom Printup

Town of Poland, Maine
Planning Board
DEPARTMENTAL REVIEW OF PROPOSED PRELIMINARY PLAN FOR MAJOR SUBDIVISION APPLICATION

Date: April / 7 / 2023

To: Chief Deputy William Gagne
Androscoggin Sheriff's Office
2 Turner Street
Poland, ME 04274

In accordance with Chapter 607.1.H of the Comprehensive Land Use Code for the Town of Poland, an applicant for development approval is required to ask that Municipal Departments to comment on their capacity of capital facilities to serve a proposed development. Therefore, the Planning Board, by way of the applicant, is notifying you of the following proposed project and requests your comments.

Applicant: Lawrence A. Roakes Phone: 345-9991 (Agent)
Address: 16 Rocky Road, Otisfield, ME 04270

Location: Map # 13 Lot # 33, 33A & 36 Sublot #_____

Road Location: Knoll Road

Project overview: Knoll Road Subdivision Phase 2 and Phase 4

Tentative Planning Board Meeting Date April / 25 / 2023

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2. Mail this form letter so that each department head receives it at least fourteen days prior to the scheduled meeting.
3. Confirm with the department heads that they have delivered their response to the Planning Board Office in time for the meeting.

For the Department Head

I have reviewed this application and provide the following:

N The project has no impact on the Department.
_____The Department has adequate existing capital facilities to serve the project.
_____The Department does not have adequate existing capital facilities to serve the project for the reasons listed. *(Please submit reasons on department letterhead)*
_____I need more information on the application.

Signed: [signature] Date: 4/19/2023

Head of Department
RETURN THIS FORM TO:
Please return by:
Date: 4/19/23

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

CEO Office Tel: 207-998-4604
Main Office Tel: 207-998-4601
E-mail: planningadmin@polandtownoffice.org

Planning Board Office

1231 Maine Street,
Poland, Maine 04274-7328

Findings of Fact & Conclusion of Law

Application Type: Formal Site Plan
Owners Name: Timothy and Amanda McAlister (26 Trout Run New Gloucester, Maine 04260)
Located at: Kinney Woods Lane
Parcel ID: 0010-0082-0005E
Zoning District: Farm and Forest.

509.8 SUBMISSIONS

The Planning Board voted on February 14, 2023, that the application for a backlot driveway to create the needed frontage on a 34 acre parcel included all the mandatory submissions requirements for the site plan application. On April 25, 2023, the Planning Board approved a waiver for the backlot driveway to originate from a paved street. Based on this information and the information in the record the Planning Board finds that these criteria will be met.

509.9 SITE PLAN REVIEW STANDARDS

A. Preservation of Landscape:
The Applicant has proposed a backlot driveway to create frontage for an existing 34 acre parcel. The backlot will be served by an existing right of way. There are no environmentally sensitive areas shown on the plan. Based on this information above and in the record the Planning Board finds that this criterion will be met.

B. Relation of Proposed Buildings to Environment:
The Applicant has proposed the backlot driveway only. There are no proposed buildings. Based on this information above and in the record the Planning Board finds that this criterion will be met.

C. Compatibility with Residential Areas:
The proposed backlot driveway will be used to access the backlot for a future residential home. There is ample parking located on the lot for the proposed use and the proposal will not create any unsightly views, noise, odor, or lighting pollution. Based on this information above and in the record the Planning Board finds that this criterion will be met.

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

E. Access to Route:
The new backlot driveway will be added to the existing right of way from Kinney Lane. Based on this information and in the record the Planning Board finds that this criterion will be met.

F. Surface Water:
The Applicant has requested a waiver for the storm water; therefore, the Planning Board finds that this section is not applicable.

G. Conservation, Erosion, and Sediment Control:
The Applicant has requested a waiver for the erosion and sedimentation control plan. Erosion control will be a condition of the permit and inspected by Code Enforcement. Based on this information and in the record the Planning Board finds that this criterion will be met.

H. Phosphorus Export:
The parcel is in the Tripp Lake watershed. The Applicant has proposed a phosphorus management plan using the phosphorus calculation form limiting the clearing to 15,000 square feet. Based on this information and in the record the Planning Board finds that this criterion will be met.

I. Site Conditions:
The Applicant will keep the site maintained and free from debris. Based on this information and in the record the Planning Board finds that this criterion will be met.

J. Signs:
There are no signs proposed on this application; therefore, the Planning Board finds that this section is not applicable.

K. Special Features:
The Applicant is not proposing to install any new mechanical equipment. Based on this information and in the record the Planning Board finds that this criterion will be met.

L. Exterior Lighting:
The Applicant is not proposing to install any new exterior lighting. Based on this information and in the record the Planning Board finds that this criterion will be met.

M. Emergency Vehicle Access:
The proposed backlot driveway and hammerhead create sufficient access to the backlot. Based on this information and in the record the Planning Board finds that this criterion will be met.

N. Municipal Services:
No Town department has disclosed any concerns with the application as it stands. Based on this information and in the record the Planning Board finds that this criterion will be met.

O. Water Supply:
Water supply is not a requirement of section 509.11 – Backlot Driveways; therefore, the Planning Board finds that this section is not applicable.

P. Ground Water:
The parcel is not located in an aquifer overlay district and there is no proposed above or below ground fuel storage; therefore, the Planning Board finds that this section is not applicable.

Q. Air Emissions:
The proposed backlot driveway will not create any dust, ash, smoke, or other particulate matter, and will meet or exceed the standards set by the MDEP. Based on this information and in the record the Planning Board finds that this criterion will be met.

R. Odor Control:
The proposed backlot driveway will not produce any offensive or harmful odors. Based on this information and in the record the Planning Board finds that this criterion will be met.

S. Noise:
The Applicant has stated that the proposed backlot driveway will meet the Town and MDEP'S minimum noise standards. Based on this information and in the record the Planning Board finds that this criterion will be met.

T. Sewage Disposal
The Applicant will provide an HHE-200 for the new home prior to construction. Based on this information and in the record the Planning Board finds that this criterion will be met.

U. Waste Disposal
The Applicant is proposing no visible onsite waste disposal. Based on this information and in the record the Planning Board finds that this criterion will be met.

V. Buffer Areas
Existing buffers will remain in place. Based on this information and in the record the Planning Board finds that this criterion will be met.

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

X. Conformance with the Comprehensive Plan

The backlot driveway is a permitted use in the Farm and Forest zoning district and will be in conformance with the Comprehensive Plan. Based on this information and in the record the Planning Board finds that this criterion will be met.

509.11 Backlots and Backlot Driveways

D. Originate from a Paved Street:

Kinney Woods Lane is a private gravel road. The Planning Board granted a waiver on April 25, 2023, for the backlot driveway to originate from a paved street. Based on this information and in the record the Planning Board finds that this criterion will be met.

Conclusion

- The Planning Board reviewed the Site Plan application on February 14,2023, and April 25, 2023, at which time the Planning Board deemed the application as completed and decided to not hold a public hearing or site walk for the application.
- The Applicant has provided the Planning Board with a deed (Book 11004 Page 35) showing reasonable right, title, or interest in the property.
- The Planning Board has concluded that they have the jurisdiction to review the application under Ch. 5 §509.2.A.3, (New uses of existing structures or land or existing uses that require Site Plan Review)

Therefore, the Town of Poland Planning Board, by a vote 5-0, hereby approves with the following conditions the application for Timothy and Amanda McAlister to create a backlot driveway as described in the application dated January 20, 2023, the site plan dated January 23, 2023, and the above findings of facts.

Conditions of Approval:

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

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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 25, 2023
Poland Planning Board

_____	_____
George Greenwood, Chairman	James Porter, Vice Chairman
_____	_____
Cheryl Skilling, Secretary	James Walker, Member
_____	_____
Jonathan Gilson, Member	

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Planning Board Office

1231 Maine Street,
Poland, Maine 04274-7328

Findings of Fact & Conclusion of Law

Application Type: Formal Site Plan
Owners Name: Tom and Corie Learned (1143 Maine St. Poland, Maine 04274)
Located at: White Oak Hill Rd.
Parcel ID: 0010-0055
Zoning District: Downtown.

509.8 SUBMISSIONS

The Planning Board voted on March 28, 2023, that the application for a backlot driveway to create the needed frontage on a 39 acre parcel included all the mandatory submissions requirements for the site plan application. Based on this information and the information in the record the Planning Board finds that these criteria will be met.

509.9 SITE PLAN REVIEW STANDARDS

A. Preservation of Landscape:
The Applicant has proposed a backlot driveway to create frontage for an existing 39 acre parcel. The backlot will be served by an existing right of way. There are no environmentally sensitive areas shown on the plan. Based on this information above and in the record the Planning Board finds that this criterion will be met.

B. Relation of Proposed Buildings to Environment:
The Applicant has proposed the backlot driveway only. There are no proposed buildings. Based on this information above and in the record the Planning Board finds that this criterion will be met.

C. Compatibility with Residential Areas:
The proposed backlot driveway will be used to access the backlot for a future residential home. There is ample parking located on the lot for the proposed use and the proposal will not create any unsightly views, noise, odor, or lighting pollution. Based on this information above and in the record the Planning Board finds that this criterion will be met.

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

E. Access to Route:
The new backlot driveway will be accessed from White Oak Hill Rd. Based on this information and in the record the Planning Board finds that this criterion will be met.

F. Surface Water:
The Applicant has requested a waiver for the storm water; therefore, the Planning Board finds that this section is not applicable.

G. Conservation, Erosion, and Sediment Control:
The Applicant has requested a waiver for the erosion and sedimentation control plan. Erosion control will be a condition of the permit and inspected by Code Enforcement. Based on this information and in the record the Planning Board finds that this criterion will be met.

H. Phosphorus Export:
The parcel is in the Range Pond watershed. The Applicant has proposed a phosphorus management plan using the phosphorus calculation form limiting the clearing to 15,000 square feet. Based on this information and in the record the Planning Board finds that this criterion will be met.

I. Site Conditions:
The Applicant will keep the site maintained and free from debris. Based on this information and in the record the Planning Board finds that this criterion will be met.

J. Signs:
There are no signs proposed on this application; therefore, the Planning Board finds that this section is not applicable.

K. Special Features:
The Applicant is not proposing to install any new mechanical equipment. Based on this information and in the record the Planning Board finds that this criterion will be met.

L. Exterior Lighting:
The Applicant is not proposing to install any new exterior lighting. Based on this information and in the record the Planning Board finds that this criterion will be met.

M. Emergency Vehicle Access:
The proposed backlot driveway and hammerhead create sufficient access to the backlot. Based on this information and in the record the Planning Board finds that this criterion will be met.

N. Municipal Services:
No Town department has disclosed any concerns with the application as it stands. Based on this information and in the record the Planning Board finds that this criterion will be met.

O. Water Supply:
Water supply is not a requirement of section 509.11 – Backlot Driveways; therefore, the Planning Board finds that this section is not applicable.

P. Ground Water:
The parcel is not located in an aquifer overlay district and there is no proposed above or below ground fuel storage; therefore, the Planning Board finds that this section is not applicable.

Q. Air Emissions:
The proposed backlot driveway will not create any dust, ash, smoke, or other particulate matter, and will meet or exceed the standards set by the MDEP. Based on this information and in the record the Planning Board finds that this criterion will be met.

R. Odor Control:
The proposed backlot driveway will not produce any offensive or harmful odors. Based on this information and in the record the Planning Board finds that this criterion will be met.

S. Noise:
The Applicant has stated that the proposed backlot driveway will meet the Town and MDEP'S minimum noise standards. Based on this information and in the record the Planning Board finds that this criterion will be met.

T. Sewage Disposal
The Applicant will provide an HHE-200 for the new home prior to construction. Based on this information and in the record the Planning Board finds that this criterion will be met.

U. Waste Disposal
The Applicant is proposing no visible onsite waste disposal. Based on this information and in the record the Planning Board finds that this criterion will be met.

V. Buffer Areas
Existing buffers will remain in place. Based on this information and in the record the Planning Board finds that this criterion will be met.

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

X. Conformance with the Comprehensive Plan
The backlot driveway is a permitted use in the Downtown zoning district and will be in conformance with the Comprehensive Plan. Based on this information and in the record the Planning Board finds that this criterion will be met.

509.11 Backlots and Backlot Driveways

D. Originate from a Paved Street:
The backlot driveway will originate from White Oak Hill Rd. at an existing approved DOT entrance. Based on this information and in the record the Planning Board finds that this criterion will be met.

Conclusion

- The Planning Board reviewed the Site Plan application on March 28, 2023, at which time the Planning Board deemed the application as completed and decided to not hold a public hearing or site walk for the application.
- The Applicant has provided the Planning Board with a deed (Book 10765 Page 205) showing reasonable right, title, or interest in the property.
- The Planning Board has concluded that they have the jurisdiction to review the application under Ch. 5 §509.2.A.3, (New uses of existing structures or land or existing uses that require Site Plan Review)

Therefore, the Town of Poland Planning Board, by a vote 5-0, hereby approves with the following conditions the application for Tom and Corie Learned to create a backlot driveway as described in the application dated March 28, 2023, the site plan dated March 2023, and the above findings of facts.

Conditions of Approval:

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

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

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Date Approved: March 28, 2023
Poland Planning Board

_____	_____
George Greenwood, Chairman	James Porter, Vice Chairman
_____	_____
Cheryl Skilling, Secretary	James Walker, Member
_____	_____
Jonathan Gilson, Member	