

**Planning Board Meeting
April 9, 2019 – 7:00 PM
Town Office Conference Room**



Meeting Materials

**Planning Board
Tuesday, April 9, 2019
7:00 PM – Town Office Conference Room**

CALL TO ORDER

MINUTES

March 12, 2019

March 26, 2019

COMMUNICATIONS

OLD BUSINESS

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

NEW BUSINESS

Findings of Fact and Conclusions of Law for:

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

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

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

ANY OTHER BUSINESS

ADJOURNMENT

POLAND PLANNING BOARD
MINUTES OF MEETING
March 26, 2019
Approved on _____, 2019

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

MINUTES – March 12, 2019 – The minutes will be held until the April 9, 2019 meeting because there is not a quorum, of people who were at that meeting, to approve them.

COMMUNICATIONS – None

OLD BUSINESS – None

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

Cliff Corb presented the application to the Board. In the original application the setback waivers were requested and granted. With the waiver the side setback was reduced to thirty feet (30') and the roadside setback was reduced to forty feet (40'). However, the mortgage survey found that these reduced setbacks were not met.

Mr. Corb is now asking for the side setback to be waived to twenty-nine feet (29') and the roadside setback to be waived to thirty-eight feet seven inches (38' 7"). CEO Neal can waive the roadside setback, but only the Board can waive the side setback.

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

Member Weinberg moved to approve the Formal Shoreland Zoning Application with the following conditions: the public hearing is waived, the site walk is waived, the side setback is waived to twenty-nine feet (29'), and the roadside setback is waived to thirty-eight feet seven inches (38' 7"). Member Skilling seconded the motion.
Discussion: None Vote: 3-yes 0-no

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

Keith Morse of JKL Land Surveying presented the project to the Board. Mr. Fiorino would like to add a deck to the camp and would like to waive the storm water management plan requirement because monetarily this is such a small project.

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

POLAND PLANNING BOARD
MINUTES OF MEETING
March 26, 2019
Approved on _____, 2019

Member Weinberg moved to approve the Formal Shoreland Zoning Application with the following conditions: the public hearing is waived, the site walk is waived, and the storm water management plan is waived because of the small scope of the project. Member Skilling seconded the motion. Discussion: None Vote: 3-yes 0-no

ANY OTHER BUSINESS – CEO Neal talked to the Board about a previous project and whether the building design that was presented meets the downtown district standards. The Board made several suggestions that CEO Neal will give to the builders.

ADJOURN – Member Weinberg moved to adjourn the meeting at 8:10 pm. Member Skilling seconded the motion. Discussion: None Vote: 3-yes 0-no

Recorded by: Sarah Merrill

Planning Board

James Porter, Vice – Chairperson

George Greenwood, Secretary

Mark Weinberg, Member

Stephane Floyd, Member

Cheryl Skilling, Member

TOWN OF POLAND



Planning Board Agenda Request

FOR OFFICIAL USE ONLY

Date Received	
Time Received	
Received By	
Parcel ID	
Meeting Date	

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

4 / 9 / 2019

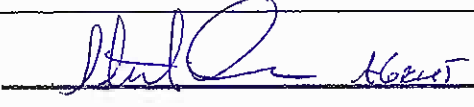
Date of the meeting you are requesting to be scheduled for

Applicant's Name:	Town of Poland Conservation Committee
Mailing Address:	1231 Maine Street
Town, State, Zip:	Poland, Maine 04274
Phone Number:	998-4604

Type of Application:	<input checked="" type="checkbox"/> Sketch Plan	<input type="checkbox"/> Site Review	<input checked="" type="checkbox"/> Shoreland	<input type="checkbox"/> Subdivision	<input type="checkbox"/> Informational
Map, Lot:	Map 10 - Lot 28-1				
Road Location:	Poland Corner Road				
Zoning:	Shoreland - Limited Residential		Lake Watershed:	Waterhouse Brook	
Project Description:					

IMPORTANT INFORMATION:

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

Applicant Signature:		Date:	3-29-19
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SHORELAND ZONING APPLICATION

PREPARED FOR:
Town of Poland Conservation Committee
1231 Maine Street
Poland, Maine 04274

Regarding portion of Town property located at

**Poland Corner Road
Poland, Maine 04274**

**Shoreland Zoning Application
Waterhouse Brook Park Improvements**

Prepared by:
DAVIS LAND SURVEYING

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

April 9, 2019

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

(207) 345-9991 office
(207) 782-3685 office
(207) 240-9949 cell

Email: stuart@davislandsurveying.net
www.davislandsurveying.net

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

April 9, 2019

Re: Shoreland Zoning Application – Town of Poland Conservation Committee Poland, Maine

Dear Members of the Board:

Enclosed please find a copy of a Shoreland Zoning Application (Exhibit A) and supporting documents. The scope of the project is to improve an existing Public Park known as Waterhouse Park and build a pedestrian bridge over the existing dam that will allow for connecting an existing 2-mile circular trail system with the big safety concern being, of currently having pedestrians go out onto Poland Corner Road and cross an existing narrow bridge while encountering traffic. The proposed pedestrian bridge would eliminate that safety concern.

Other planned improvements will include the placement of 4'x4' granite blocks along the shores edge to allow for easy access for small water craft launching. One block in part, will more than likely be below the low water mark and the others placed/staggered on top. Proposing at least 2 blocks of granite, possibly 3, to be determined at time of construction. The placement of the granite will also aid in correcting an existing minor erosion situation in the area as shown and being the area where currently people use as a spot for ingress and egress to gain another access to Lower Range Pond and beyond, along being able to enjoy the full experience of the waterway and all the wildlife and recreational opportunities it offers.

They are also proposing the addition of two (2) uncovered picnic tables as shown on said Site Plan. All the proposed improvements will be taking place on land now owned by the Town of Poland, see Town of Poland Tax Map 10 - Lot 28-1 and being a portion of property as described in Deed Book 1134, Page 76.

The Town has hired an Engineer to check on the integrity of the existing dam and what if any impacts the proposed bridge would have. A copy of said report will be on file at the Poland Town Office. The proposed bridge is being designed such that it will be able to be removed with relative ease in order to accommodate any necessary repairs to the existing dam in the future. Any or all recommendations made by said Engineer, will be considered and implemented into the scope of project.

We have filed a Permit-By-Rule Permit/Application (Exhibit 6) to the Maine Department of Environmental Protection for the proposed construction activity adjacent to Waterhouse Brook. The Permit-By-Rule was approved March 19, 2019. Either silt fence and or erosion control mulch barriers will be installed before construction and will remain and be maintained throughout the course of construction phase.

We look forward to any feedback and or suggestions to help make this project come together.

Thanks

Stuart Davis - ME PLS #2208

Table of Contents:

Exhibit 1	Application
Exhibit 2	Tax Map 10
Exhibit 3	Deed Book 1134, Page 76
Exhibit 4	Topo Map
Exhibit 5	Abutters List
Exhibit 6	Permit- By- Rule
Exhibit 7	FEMA Flood Hazard Map – 23001C0292E
Exhibit 8	Proposed Bridge Sketch

Project Plans:

Exhibit A	Site Plan
Exhibit B	Simple Erosion Control Plan

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: Town of Poland Conservation Committee

Date of Board Review: April 9, 2019

Application

PARCEL INFORMATION:

Parcel ID:	Tax Map 10 - part of Lot 28-1		
Lake Watershed:	Waterhouse Brook		
Road Location:	Poland Corner Road		
Lot Size:	Part of Larger Lot (sq. ft.)	Year Created:	N/A
Shore Frontage:	N/A (ft.)	Road Frontage:	N/A (ft.)
Zone:	Shoreland/Limited Residential	Flood Zone:	X & AE - 23001C0292E
Aquifer Overlay:	N/A	Current Use:	Public Park

OWNER INFORMATION:

Name:	Town of Poland Conservation Committee
Mailing Address:	1231 Maine Street Poland, Maine 04274
Phone #:	207 998-4604

APPLICANT INFORMATION:

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

THIS APPLICATION IS FOR:

<input checked="" type="checkbox"/> New Development <input type="checkbox"/> Change of Use <input type="checkbox"/> Expansion of Use <input type="checkbox"/> Expansion/Replacement of Structure(s) <input type="checkbox"/> Resumption of Use
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Existing Lot Conditions

1. GENERAL

A. Does this lot have any development? (If no, go to proposed development)	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
B. Is there an existing well?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
C. Is there an existing Septic System?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
D. Is there an existing road entry? • If YES include any changes or modifications on plans. • If NO please submit a copy of appropriate Road/Entrance Application.	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
E. Will there be any existing structures removed? • If YES, submit information about the structure and how it will be disposed of.	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO

2. EXISTING LAND DEVELOPMENT & IMPROVEMENTS NOT INCLUDING BUILDINGS

A. Size of lawns:	See Site Plan (sq. ft.)
B. Size of fields:	N/A (sq. ft.)
C. Size of driveways/roads:	±1,936 (sq. ft.)
D. Size of paths or other non-vegetated areas:	±1,657 (sq. ft.)
E. Size of 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:	N/A	(ft.)
G. Distance to stream:	N/A	(ft.)
H. Distance to wetlands:	N/A	(ft.)
Foundation: <input type="checkbox"/> Full Basement <input type="checkbox"/> Frost Walls <input type="checkbox"/> Slab <input type="checkbox"/> Piers		
4. EXISTING ACCESSORY STRUCTURE		
A. Total number of structures: None		
B. Total ground footprint:	N/A	(sq. ft.)
C. Total floor space:	N/A	(sq. ft.)
D. Closest road setback:	N/A	(ft.)
E. Closest side setback:	N/A	(ft.)
F. Closest rear setback:	N/A	(ft.)
G. Distance to Great Pond:	N/A	(ft.)
H. Distance to Streams:	N/A	(ft.)
I. Distance to Wetlands:		(ft.)
5. TOTAL EXISTING IMPERVIOUS SURFACES		
A. Add 2c + 2d + 3a + 4b:	±3,593	(sq. ft.)
B. Divide this by lot size in square feet x 100%:	N/A	%
*This number cannot exceed 15%		

Proposed Development

1. WETLANDS TO BE IMPACTED:	N/A	(sq. ft.)
2. CHANGES IN LANDSCAPE (Can be negative value for size reduction)		
A. Changes in lawn size:	N/A	(sq. ft.)
B. Changes in buffers:	N/A	(sq. ft.)
C. Changes in naturally wooded areas:	N/A	(sq. ft.)
D. Total opening in forest canopy:	N/A	(sq. ft.)
3. CHANGES IN FOOTPRINT(S) AND DEVELOPED AREA(S)		
A. Changes in building footprint(s):	N/A	(sq. ft.)
B. Changes in driveway/roadway:	N/A	(sq. ft.)
C. Changes in patios, walkways, etc:	N/A	(sq. ft.)
D. Total changes to impervious surfaces (3a + 3b + 3c):	N/A	(sq. ft.)
4. PERCENTAGE OF LOT COVERED BY IMPERVIOUS SURFACES		
A. 5. (Total existing impervious surfaces) + 3d (above)/total lot square footage x 100%	N/A	%
*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 for doing work within 100' 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 statutes regulating the activities sought in this application as well as any permit(s) approved for this application.
2. I understand that all construction of structures shall conform to the *Maine Uniform Building and Energy Code* and the *NFPA 101 Life Safety Code, 2009*.
3. I understand that any approval is valid for only the use(s) as specified in this application. The permitting authority must approve any change(s) made to the use(s) sought in the application. Any approval issued for this application is approved on the basis of truthful information provided by the applicant(s), and as allowed by the ordinances of the town.
4. I understand that it is my responsibility to assure that the lot description herein accurately describes its ownership, its boundary lines, and the setback measurements from the legal boundary lines.
5. I understand that I have the burden of proof as to the legal right to use the property, and that approval of this application in no way relieves me of this burden. Any approval issued does not constitute a resolution in favor of me or the landowner in any matters regarding the property boundaries, ownership, or similar ties.
6. I understand that all necessary **Building and Use Permits** shall be secured from the Code Enforcement Office after the Planning Board grants approval of this application.
7. I understand that a **Certificate of Occupancy** shall be required prior to the start of any use or occupancy associated with this application unless a signed written waiver is issued with the permit. Fines and penalties may be issued if use or occupancy is stated prior to the issuance of the certificate.
8. I understand that the approval becomes invalid if construction or use has not commenced within twelve (12) months of the approval date, construction is suspended for more than six (6) months and no notice for just cause is submitted prior to the end of the six (6) months, or it is found that false statements have been furnished in this application.
9. I understand that if I fail to comply with the aforementioned statements, a "STOP WORK" order may be issued for which I will immediately halt any construction and/or use(s) that are approved for this application. This failure may also require that I return the property to its natural state or as closely thereto before the use(s) was/were approved.
10. I understand that failure to follow these requirements will lead to **Violation Notices** and Citations that have fines and penalties. This in turn can lead to civil proceedings in District Court.
11. I understand that all state and federal permits are my responsibility as the applicant and/or owner.

Applicant Signature:

Stuart Davis - Agent

Date: April 9, 2019

Submissions Checklist

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

FOR APPLICANT USE				FOR PLANNING BOARD USE			
Provided	Waiver	N/A	Section 509.8A "Submission Requirements"	Received	On File	Waived	N/A
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			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				
		X	Parking Areas				
		X	Parking areas setbacks shown				
		X	Parking areas sized & designed for storm water				
			(Part one) Driveways Only				

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

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

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

Conditions of Approval: _____

Planning Board Chair

Date



Phosphorus Calculation Form



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

POINT SYSTEM

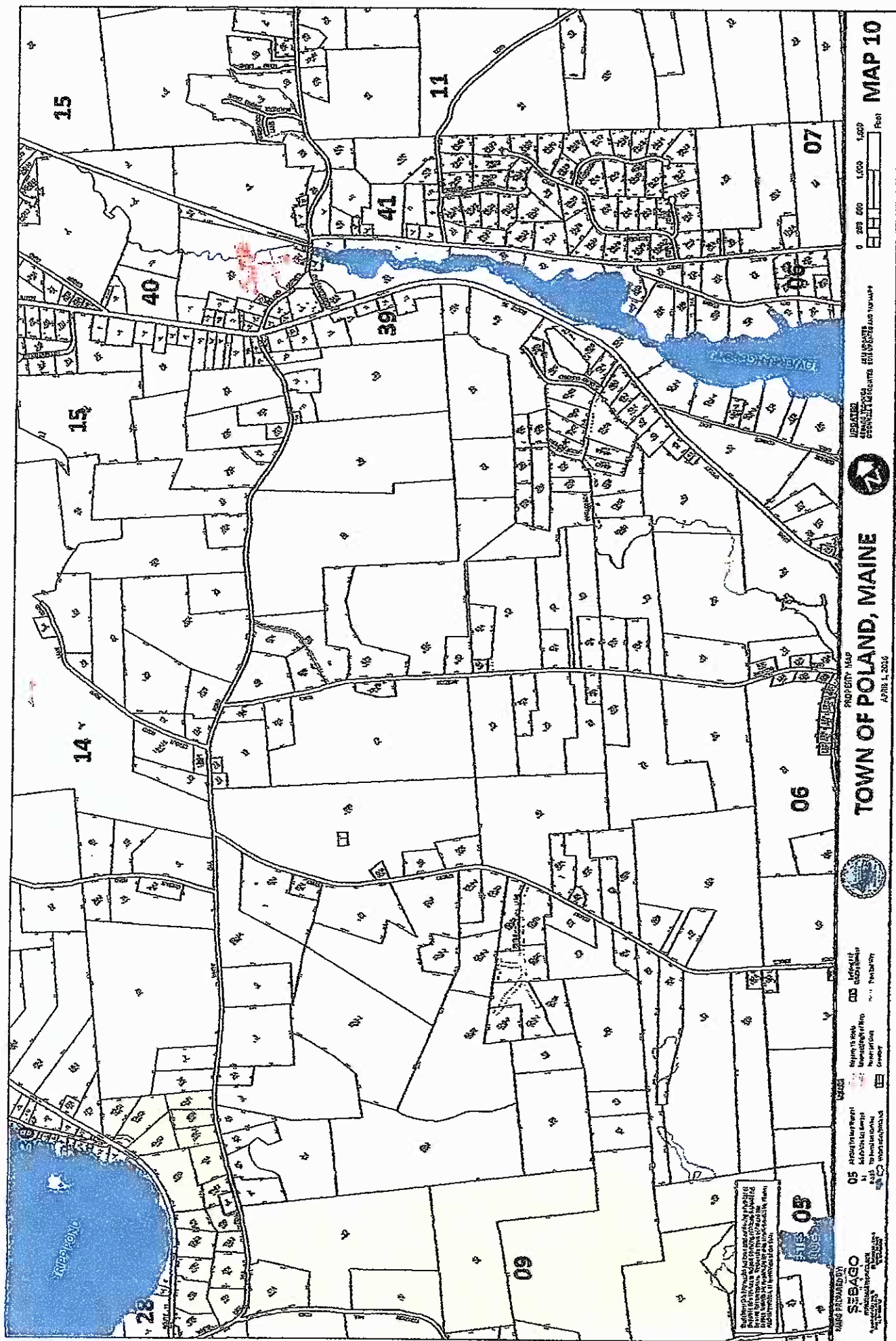
The Applicant shall meet or exceed thirty (30) points based on the following schedule:

PROPOSED PHOSPHORUS CONTROL MEASURES (Check those proposed)	POINTS ALLOWED (By CEO or Planning Board)
<input checked="" type="checkbox"/> 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.	
<input checked="" type="checkbox"/> 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



Know all Men by these Presents,

That MARCAL PAPER MILLS, INC. AN OFFICIAL COPY
 a corporation organized and existing under the laws of the State

of New Jersey ~~and having a place~~ and having a place
 of business in Mechanic Falls in the County of Androscoggin, State of Maine,
~~in consideration of~~ in consideration of

One Dollar (\$1.00) and other valuable consideration, AN OFFICIAL COPY
 AN OFFICIAL COPY

paid by the TOWN OF POLAND, a body corporate and politic, located in
 Androscoggin County and State of Maine,

the receipt whereof it does hereby acknowledge, does hereby give,
 grant, bargain, sell and convey, unto the said TOWN OF POLAND, its successors

~~and assigns forever,~~

~~and assigns forever,~~

Two (2) parcels of land situated in said Poland and shown as Parcels D and E
 on a plan of the Poland Paper Company as recorded in the Androscoggin County
 Registry of Deeds in Plan Book No. 4, Volume 2, Pages 129 and 130, to which
 Plan reference is made for a more particular description.

Excepting and reserving to the Grantor herein, its successors and assigns,
 the dam and the land on which said dam is located at the outlet of Lower Range
 Pond, together with the flowage rights appurtenant to the dam, including the right
 to flood the premises herein conveyed to the present height of the dam. Also
 excepting and reserving to the Grantor herein, its successors and assigns,
 an easement to enter upon the premises conveyed with men, vehicles, machinery
 and equipment to inspect, maintain, repair and replace said dam as may be needed,
 Being a portion of the premises conveyed to the Grantor herein by International
 Paper Company by deed dated January 17, 1966 and recorded in the Androscoggin
 County Registry of Deeds in Book 953, Page 545.

This conveyance is made subject to taxes for the year 1974 which the Grantee
 herein by its acceptance of this deed hereby assumes and agrees to pay.

NOT
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EX-1134 PAGE 77

To have and to hold, the aforegranted and bargained premises
with all the privileges and appurtenances thereof to the said

TOWN OF POLAND, its successors and assigns

~~their heirs and assigns~~, to its and their use and behoof forever.

And the said Grantor Corporation does hereby COVENANT with the
successors
said Grantee, its ~~heirs~~ and assigns, that it is lawfully seized
in fee of the premises, that they are free of all incumbrances:

except as aforesaid;

that it has good right to sell and convey the same to the said
Grantee to hold as aforesaid; and that it and its successors,
shall and will WARRANT AND DEFEND the same to the said Grantee, its
successors ~~heirs~~ and assigns forever, against the lawful claims and
demands of all persons, except as aforesaid and except, however, the
liability of the Grantor herein, its successors and assigns, under any and all
of the covenants and warranties contained in this deed shall not exceed in
the aggregate \$35,000.00.

NOT

NOT

In ~~Witness Whereof~~, the said MARCAL PAPER MILLS INC.
has caused this instrument to be sealed with its corporate seal
and signed in its corporate name by Robert L. Marcalus

NOT . its President NOT
thereunto duly authorized, this 30th day of August
in the year one thousand nine hundred and seventy-four
Signed, Sealed and Delivered
in presence of

MARCAL PAPER MILLS, INC.

By *[Signature]*
Its President

(CORPORATE SEAL)

STATE OF NEW JERSEY

County of Bergen as. August 30th 1974

Then personally appeared the above named Robert L. Marcalus,
President of said Grantor

Corporation as aforesaid, and acknowledged the foregoing instrument
to be his free act and deed in his said capacity, and the free act
and deed of said corporation.

Before me,

[Signature]
FLORENCE E. NOREN
NOTARY PUBLIC OF NEW JERSEY
MY COMMISSION EXPIRES OCT. 10, 1978

Notary Public
[notary seal]

RECEIVED DEC - 9 1974 11. M. M.
and recorded from the original

FLORENCE E. NOREN
NOTARY PUBLIC
NEW JERSEY

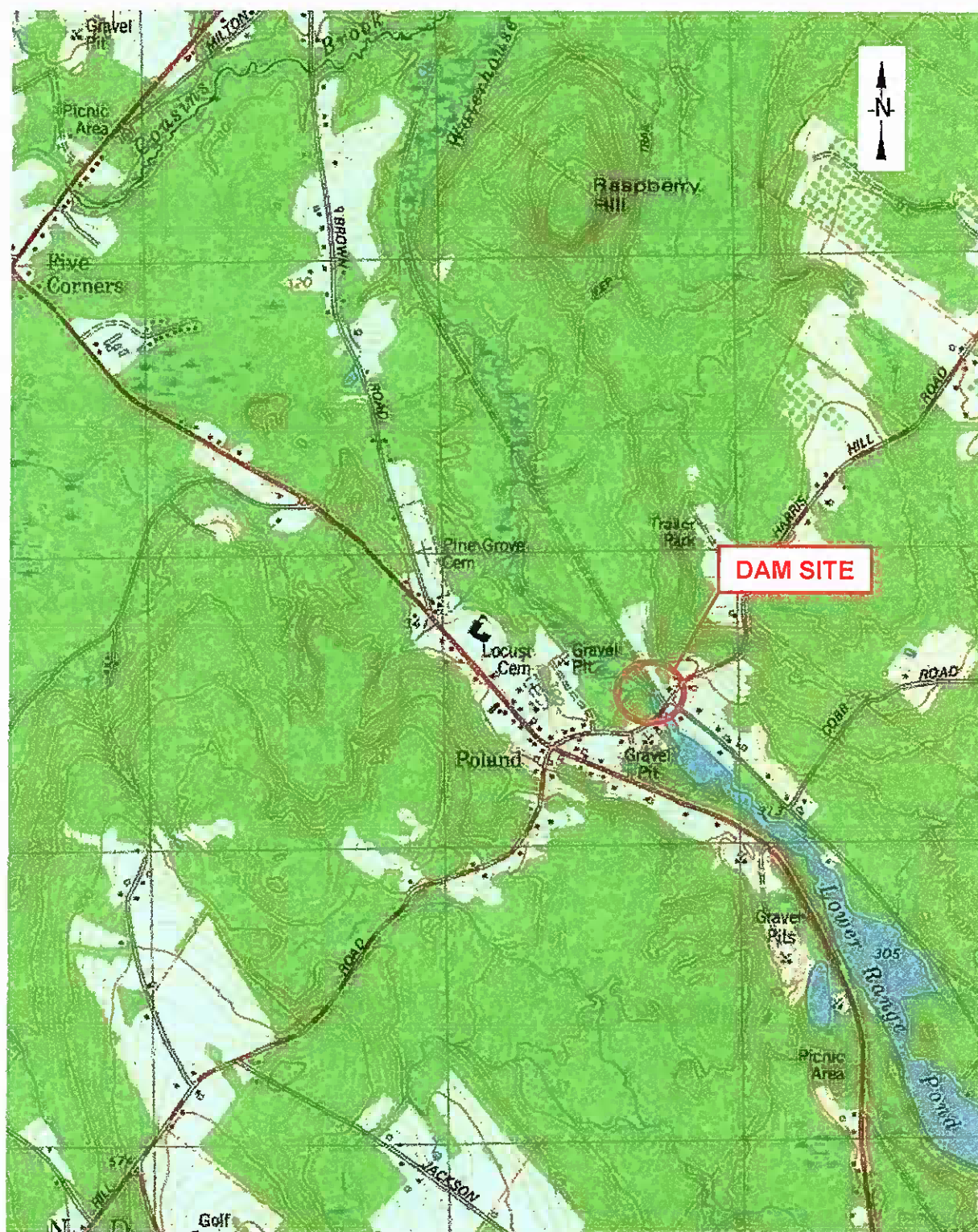


Figure 1. Waterhouse Brook Dam Location Map
USGS Quadrangle "Mechanic Falls", 1981
1:24,000 +/-



500 foot Abutters List Report

Poland, ME
January 09, 2019

Subject Property:

Abutters:

Parcel Number: 0007-0021 CAMA Number: 0007-0021 Property Address: BAILEY HILL RD.	Mailing Address: HUNTRESS, FRED A., JR. 67 STROUT RD. POLAND, ME 04274
Parcel Number: 0007-0021 CAMA Number: 0007-0021-0006 Property Address: BAILEY HILL RD.	Mailing Address: HUNTRESS, FRED A., JR. 67 STROUT RD. POLAND, ME 04274
Parcel Number: 0010-0027A CAMA Number: 0010-0027A Property Address: 15 POLAND CORNER RD.	Mailing Address: PETERS, SUSAN G. 15 POLAND CORNER RD. POLAND, ME 04274
Parcel Number: 0010-0054 CAMA Number: 0010-0054 Property Address: MAINE ST.	Mailing Address: POLAND, TOWN OF 1231 MAINE ST. POLAND, ME 04274
Parcel Number: 0010-0054A CAMA Number: 0010-0054A Property Address: 3 AGGREGATE RD.	Mailing Address: REGIONAL SCHOOL UNIT #16 3 AGGREGATE RD. POLAND, ME 04274
Parcel Number: 0011-0002 CAMA Number: 0011-0002 Property Address: POLAND CORNER RD.	Mailing Address: POLAND, TOWN OF P. O. BOX 38 POLAND, ME 04274
Parcel Number: 0011-0003 CAMA Number: 0011-0003 Property Address: POLAND CORNER RD.	Mailing Address: MULLEN, ROBERT D. 25 OLD PLAINS RD. POLAND, ME 04274
Parcel Number: 0011-0004 CAMA Number: 0011-0004 Property Address: 65 POLAND CORNER RD.	Mailing Address: MULLEN, ROBERT D. 25 OLD PLAINS RD. POLAND, ME 04274
Parcel Number: 0011-0004-0001 CAMA Number: 0011-0004-0001 Property Address: POLAND CORNER RD.	Mailing Address: POLAND, TOWN OF 1231 MAINE ST. POLAND, ME 04274
Parcel Number: 0011-0004A CAMA Number: 0011-0004A Property Address: POLAND CORNER RD.	Mailing Address: POLAND, TOWN OF 1231 MAINE ST. POLAND, ME 04274
Parcel Number: 0011-0005A CAMA Number: 0011-0005A Property Address: 99 POLAND CORNER RD.	Mailing Address: HAGGETT, MICHAEL A. 99 POLAND CORNER RD. POLAND, ME 04274



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500 foot Abutters List Report

Poland, ME
January 09, 2019

Parcel Number: 0011-0042
CAMA Number: 0011-0042
Property Address: 644 PLAINS RD.

Mailing Address: LIBBY, E. BEULAH
1642 WEST SHORES RD.
MELBOURNE, FL 32935

Parcel Number: 0039-0001
CAMA Number: 0039-0001
Property Address: 1202 MAINE ST.

Mailing Address: MOODY, MICHAEL I.
10 HINES RD.
POLAND, ME 04274

Parcel Number: 0039-0002
CAMA Number: 0039-0002
Property Address: 1198 MAINE ST.

Mailing Address: ROSE, CHARLOTTE
1198 MAINE ST.
POLAND, ME 04274

Parcel Number: 0039-0003
CAMA Number: 0039-0003
Property Address: 7 POLAND CORNER RD.

Mailing Address: DAVIGNON, SPRING D.
7 POLAND CORNER RD.
POLAND, ME 04274

Parcel Number: 0039-0004
CAMA Number: 0039-0004
Property Address: 11 POLAND CORNER RD.

Mailing Address: BEACH, PETER A.
11 POLAND CORNER RD.
POLAND, ME 04274

Parcel Number: 0039-0005
CAMA Number: 0039-0005
Property Address: 46 POLAND CORNER RD.

Mailing Address: JEWELL, DALE K.
P. O. BOX 36
POLAND, ME 04274

Parcel Number: 0039-0006
CAMA Number: 0039-0006
Property Address: 30 POLAND CORNER RD.

Mailing Address: POLAND, TOWN OF
1231 MAINE ST.
POLAND, ME 04274

Parcel Number: 0039-0007
CAMA Number: 0039-0007
Property Address: 12 POLAND CORNER RD.

Mailing Address: HOLT, CLYDE F.
12 POLAND CORNER RD.
POLAND, ME 04274

Parcel Number: 0039-0008
CAMA Number: 0039-0008
Property Address: 1184 MAINE ST.

Mailing Address: MMAM, LLC
544 PARK AVE.
AUBURN, ME 04210

Parcel Number: 0039-0009
CAMA Number: 0039-0009
Property Address: 1178 MAINE ST.

Mailing Address: MMAM, LLC
544 PARK AVE.
AUBURN, ME 04210

Parcel Number: 0039-0018
CAMA Number: 0039-0018
Property Address: 1161 MAINE ST.

Mailing Address: LEATHERS, PAUL L., JR.
P. O. BOX 1682
AUBURN, ME 04211

Parcel Number: 0039-0019
CAMA Number: 0039-0019
Property Address: 1171 MAINE ST.

Mailing Address: GRAND FALLS MORTGAGE CORP.
133 BIRCH DRIVE
POLAND, ME 04274



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500 foot Abutters List Report

Poland, ME

January 09, 2019

Parcel Number: 0039-0021
CAMA Number: 0039-0021
Property Address: 1175 MAINE ST.

Mailing Address: PULSIFER, JANET L.
% CINDY ROWE 149 SUMMIT SPRING
RD.
POLAND, ME 04274

Parcel Number: 0039-0022
CAMA Number: 0039-0022
Property Address: 1185 MAINE ST.

Mailing Address: PETERSON, GLENN P.
P. O. BOX 128
POLAND, ME 04274

Parcel Number: 0039-0023
CAMA Number: 0039-0023
Property Address: 6 WHITE OAK HILL RD.

Mailing Address: G W PROPERTIES, LLC
41 GABRIEL WOODS RD.
NEW GLOUCESTER, ME 04260

Parcel Number: 0039-0029
CAMA Number: 0039-0029
Property Address: 1195 MAINE ST.

Mailing Address: RELIC, LLC
P. O. BOX 144
CASCO, ME 04274

Parcel Number: 0039-0030
CAMA Number: 0039-0030
Property Address: 1197 MAINE ST.

Mailing Address: RELIC, LLC
47 COOK RD.
OTISFIELD, ME 04270

Parcel Number: 0039-0031
CAMA Number: 0039-0031
Property Address: 1199 MAINE ST.

Mailing Address: BODY DYNAMICS, INC.
13 OLD TIGER HILL RD.
POLAND, ME 04274

Parcel Number: 0040-0001
CAMA Number: 0040-0001
Property Address: 1207 MAINE ST.

Mailing Address: MAINE TELEPHONE COMPANY
ATTN: ACCOUNTS PAYABLE P. O. BOX
199
DODGE CITY, KS 67801

Parcel Number: 0040-0002
CAMA Number: 0040-0002
Property Address: 1211 MAINE ST.

Mailing Address: POLAND, TOWN OF
1231 MAINE ST.
POLAND, ME 04274

Parcel Number: 0040-0003
CAMA Number: 0040-0003
Property Address: 1217 MAINE ST.

Mailing Address: POLAND, TOWN OF
1231 MAINE ST.
POLAND, ME 04274

Parcel Number: 0040-0003A
CAMA Number: 0040-0003A
Property Address: 1219 MAINE ST.

Mailing Address: POLAND, TOWN OF
1231 MAINE ST.
POLAND, ME 04274

Parcel Number: 0040-0004
CAMA Number: 0040-0004
Property Address: 1231 MAINE ST.

Mailing Address: POLAND, TOWN OF
1231 MAINE ST.
POLAND, ME 04274

Parcel Number: 0040-0005
CAMA Number: 0040-0005
Property Address: 1237 MAINE ST.

Mailing Address: MATTHEWS, LOUISE C.
P. O. BOX 87
POLAND, ME 04274



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500 foot Abutters List Report

Poland, ME
January 09, 2019

Parcel Number: 0040-0006
CAMA Number: 0040-0006
Property Address: MAINE ST.

Mailing Address: SCHMITZ, LENA B.
506 WILLIAMS RD.
SABATTUS, ME 04280

Parcel Number: 0040-0007
CAMA Number: 0040-0007
Property Address: 1247 MAINE ST.

Mailing Address: PRIME TYME PROPERTY
MANAGEMENT, LLC
% LENA SCHMITZ 506 WILLIAMS RD.
SABATTUS, ME 04280

Parcel Number: 0040-0013
CAMA Number: 0040-0013
Property Address: 1250 MAINE ST.

Mailing Address: REGIONAL SCHOOL UNIT #16
1146 MAINE STREET
POLAND, ME 04274

Parcel Number: 0040-0013A
CAMA Number: 0040-0013A
Property Address: MAINE ST.

Mailing Address: POLAND, TOWN OF
1231 MAINE STREET
POLAND, ME 04274

Parcel Number: 0040-0014
CAMA Number: 0040-0014
Property Address: 1230 MAINE ST.

Mailing Address: ST. MARY'S REGIONAL MEDICAL
CENTER
P. O. BOX 291
LEWISTON, ME 04240

Parcel Number: 0040-0015
CAMA Number: 0040-0015
Property Address: 1220 MAINE ST.

Mailing Address: HOLT, SANDRA J. (JT)
1220 MAINE ST.
POLAND, ME 04274

Parcel Number: 0040-0016
CAMA Number: 0040-0016
Property Address: 1216 MAINE ST.

Mailing Address: ELLIS, MICHAEL E.
1216 MAINE ST.
POLAND, ME 04274

Parcel Number: 0040-0017
CAMA Number: 0040-0017
Property Address: 1212 MAINE ST.

Mailing Address: POLAND COMMUNITY CHURCH
1212 MAINE ST.
POLAND, ME 04274

Parcel Number: 0040-0017
CAMA Number: 0040-0017-ON
Property Address: 1208 MAINE ST.

Mailing Address: POLAND COMMUNITY CHURCH
1212 MAINE ST.
POLAND, ME 04274

Parcel Number: 0040-0018
CAMA Number: 0040-0018
Property Address: MAINE ST.

Mailing Address: LOCUST CEMETERY

POLAND, ME 04274

Parcel Number: 0041-0001
CAMA Number: 0041-0001
Property Address: 70 POLAND CORNER RD.

Mailing Address: JARVIS, CLARK J.
70 POLAND CORNER RD.
POLAND, ME 04274

Parcel Number: 0041-0007
CAMA Number: 0041-0007
Property Address: 627 PLAINS RD.

Mailing Address: CONNOR-CROUCH, PAULA
P. O. BOX 268
POLAND, ME 04274



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500 foot Abutters List Report

Poland, ME
January 09, 2019

Parcel Number: 0041-0008
CAMA Number: 0041-0008
Property Address: 645 PLAINS RD.

Mailing Address: CROUCH, JOHN E.
P. O. BOX 268
POLAND, ME 04274

Parcel Number: 0041-0009
CAMA Number: 0041-0009
Property Address: 69 POLAND CORNER RD.

Mailing Address: MARTIN, PATRICK M.
112 BIRCH DRIVE
POLAND, ME 04274

Parcel Number: 0041-0010
CAMA Number: 0041-0010
Property Address: 77 POLAND CORNER RD.

Mailing Address: BOSTON, KENT R.
77 POLAND CORNER RD.
POLAND, ME 04274



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1/9/2019

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Page 5 of 5

11/14/2013

DEPARTMENT OF ENVIRONMENTAL PROTECTION

NRPA PERMIT BY RULE NOTIFICATION FORM

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

PLEASE TYPE OR PRINT IN BLACK INK ONLY

Name of Applicant (owner):	Poland Conservation Committee	Name of Agent:	Stuart Davis
Applicant Mailing Address:	1231 Maine Street	Agent Phone # (include area code):	(207) 240-9949
Town/City:	Poland	PROJECT Information Name of Town/City:	Poland
State and Zip code:	ME 04274	Name of Wetland or Waterbody:	Waterhouse Brook
Daytime Phone # (include area code):	998-4601	Map #:	10
		Lot #:	28-1
Detailed Directions to Site: From intersection of State Rte 26 and State Rte 11 - go 1.7 miles south on rte.			
Poland Corner Road on left, go \pm 700 feet and site is on the left in front of Town of Poland Fire Station			
		UTM Northing: (if known)	44°03'42.6"N
		UTM Easting: (if known)	70°23'20.9"W
Description of Project: Proposing putting 2 - 3 - 4' x 8' granite steps along shoreline to be used as easy access to small water craft. Also proposing to place a 25 foot wide bridge over existing dam structure to connect into existing trail system as opposed to people walking around Waterhouse Brook by way of Poland Corner road			
Part of a larger project? (check one) \rightarrow	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	After the Fact? (check one) \rightarrow	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Check one \rightarrow This project <input checked="" type="checkbox"/> does (or) <input type="checkbox"/> does not involve work below mean low water (average low water).			

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

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

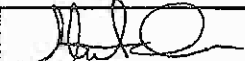
- | | | |
|--|---|--|
| <input checked="" type="checkbox"/> Sec. (2) Act. Adj. to Protected Natural Res. | <input type="checkbox"/> Sec. (10) Stream Crossing | <input type="checkbox"/> Sec. (17) Transfers/Permit Extension |
| <input type="checkbox"/> Sec. (3) Intake Pipes | <input type="checkbox"/> Sec.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

NOTIFICATION FORMS CANNOT BE ACCEPTED WITHOUT THE NECESSARY ATTACHMENTS:

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

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

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

Signature of Agent or Applicant:		Date:	12-12-2018
----------------------------------	---	-------	------------



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

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

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

BANGOR DEP
106 HOGAN ROAD
BANGOR, ME 04401
(207)941-4670

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

OFFICE USE ONLY	Ck.# 1950	Date 12/27/18	Staff 	Staff 	After Photos
PBR # 67258	FP \$80.00	Acc. Date 3/19/19	Def. Date 1/10/19		

DEPLW0311-O2013

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

[illegible]

Exceeding the floodway may compound all stressors and jeopardize both human and animal health. The floodway was based on hydraulic calculations with regard to requirements of the National Flood Insurance Program. Property values and other pertinent floodway data are provided in the Flood Insurance Study Report for this jurisdiction.

[illegible]

ICS Information Service
NOLA N01512
National Oostek Survey
Easton, NJ 08820
1315 E. 13th Street
Grove Spring, Maryland 209 10-2322
[201] 715-3242

Blank map information shown on this figure was derived from the Marine Corps Geographic Information System (MIGIS) at a scale of 1:4,250 or larger from photography dated 2003 or newer.

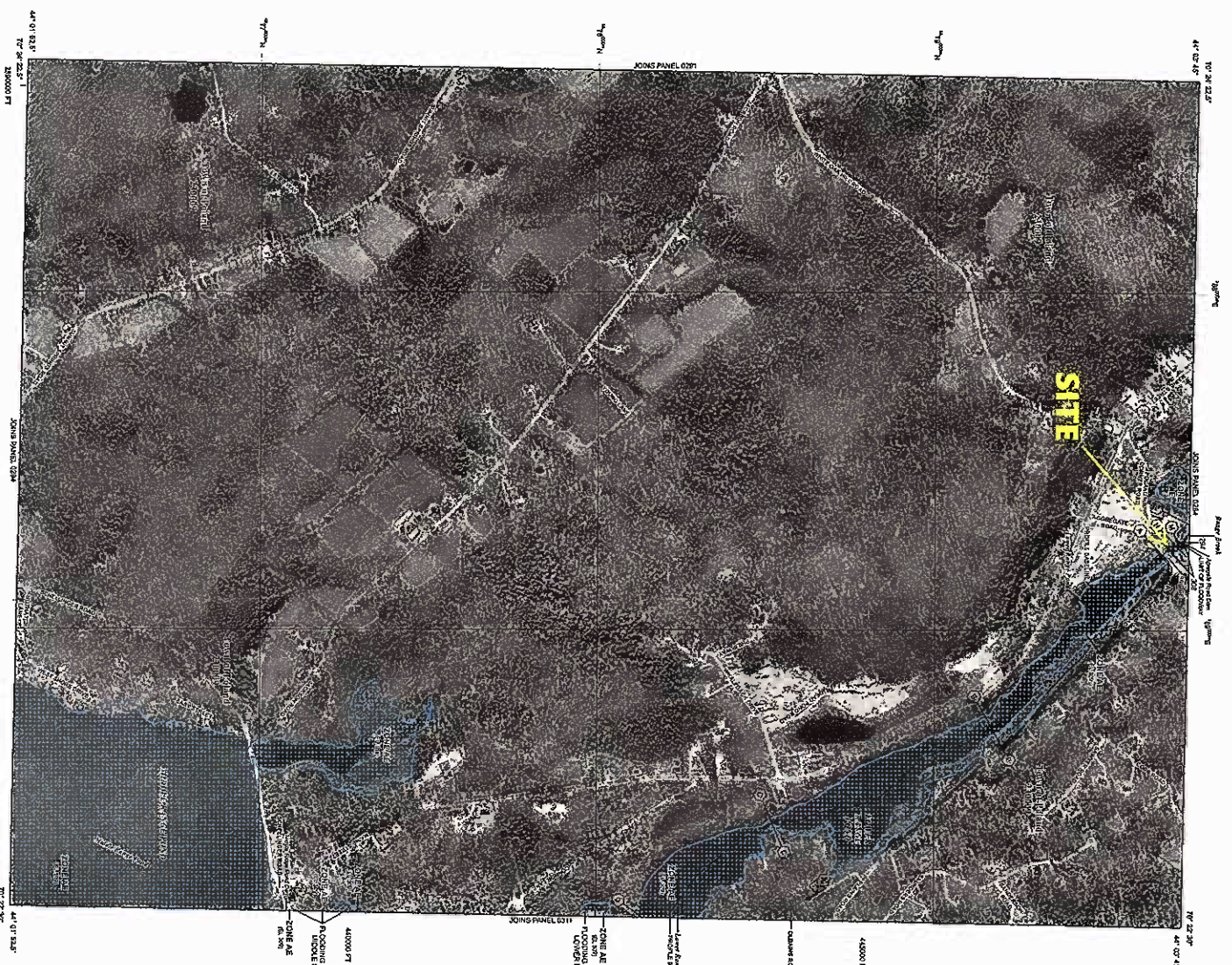
Based on extracted topographic information, the map reflects more detailed and up-to-date information on chemical configurations and floodplain elevations than vector data on the previous flood for the jurisdiction. As a result, the flood profiles and floodway data were far more precise than the previous flood profiles and floodway data. In some cases, my device significantly torn the channel cross-section or appears outside the gully.

Organized banks, shown on this map, are based on the legal state entities at the time of publication. Because changes due to mergers or dismemberments may have occurred since this map was published, map users should consult appropriate community officials to verify current deposits, both local and regional.

Please refer to the separately printed Map Index for an overview map of the country showing the impact of map panels, community map repository addresses, and a listing of Communities still awaiting National Flood Insurance Program data for each community as well as a listing of the panels on which each community is located.

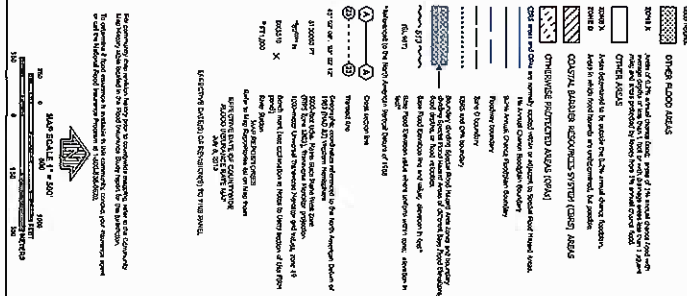
If you have questions about this map, how to order products, or the Millionaire 5000 Insurance Program, in general, please call the FEMA Map Information Access Center (MIAC) at 1-877-FEMA-4622 (1-877-366-4622) or visit the FEMA website at <http://www.fema.gov/miac>.

NOTE: Under the Metric Rounding System Approved by the BLS, 100 is 45.7°C, where the temperature of a Food Insurance Plan (FIP) is compared to the top of a pot or other water source and the adjacent inch (in) is the distance of the food item from the normal 100° water mark to the bottom of the food item. A 100° water mark is the point of the food item, which is 100° from the normal 100° water mark to the bottom of the food item.

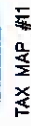
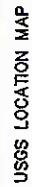


SPECIAL RLOOD HAZARD ANALYSIS (SRHAAS) SUBJECT TO EXAMINATION BY THE 1% ANNUAL CHANCE RLOOD

- [illegible]

[illegible]

POLAND, MAINE
PROJECT NO. 18-59



ADDRESS	1231 MARINE STREET POLAND, ME 04274
MAP/LOT#	11/23A 20-1
ZONING	UNITED COMMERCIAL
SETBACKS	NO CHANGE

NOT FOR CONSTRUCTION

x:\18\59 wetterhouse.dwg - poland\cad\18-59 wetterhouse.dwg - poland - general.dwg 3/5/2019

GENERAL NOTES

1. THE CONTRACTOR SHALL BE GOVERNED BY THE CONSTRUCTION SAFETY REGULATIONS OF THE STATE BOARD OF CONSTRUCTION SAFETY, AUGUSTA, MAINE.
2. THE PROJECT IS SUBJECT TO THE SAFETY AND HEALTH REGULATIONS OF THE OCCUPATIONAL SAFETY AND HEALTH ACT (OSHA) AS ENFORCED BY THE US DEPARTMENT OF LABOR/OSHA.
3. ALL EXISTING UTILITIES SHALL BE PATCHED WITH OBTAINABLE UNLESS OTHERWISE SPECIFIED.
4. ALL UNPAVED AREAS DISTURBED DURING CONSTRUCTION SHALL BE LOADED, SEED, FERTILIZED AND MULCHED UNLESS OTHERWISE DIRECTED BY THE CONTRACTOR WITHIN 14 DAYS OF COMPLETION.
5. ALL REGULATORY REQUIREMENTS SHALL COMPLY WITH FEDERAL, STATE AND LOCAL REGULATIONS.
6. TOPSOIL STRIPPED IN AREAS OF CONSTRUCTION THAT IS SUITABLE FOR REUSE AS LOAM SHALL BE STOCKPILED AT A LOCATION TO BE DESIGNATED BY THE CONTRACTOR. TOPSOIL NOT SUITABLE FOR REUSE SHALL BE REMOVED AND DISPOSED OF AT AN APPROVED DISPOSAL LOCATION OFF-SITE.

UTILITY NOTES

1. NO DISRUPTION TO THE EXISTING UTILITIES ADJACENT THE PROJECT SITE SHALL BE ALLOWED DURING DEMOLITION OR CONSTRUCTION ACTIVITIES.
2. ANY TEMPORARY ELECTRIC SERVICE, IF REQUIRED DURING THE DURATION OF CONSTRUCTION, IS THE RESPONSIBILITY OF THE CONTRACTOR.
3. THE CONTRACTOR SHALL NOT MAKE ANY OPENING OR EXCAVATION WITHIN THE EXISTING UTILITY RIGHT-OF-WAY WITHOUT THE WRITTEN PERMISSION OF THE UTILITIES TO LOCATE ANY EXISTING POWER, TELEPHONE, CABLE TV, WATER OR OTHER UNDERGROUND SERVICES.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES. ALL UTILITIES SHALL BE PROTECTED BY A MINIMUM OF 18" OF GRANULAR FILL. UTILITIES SHALL BE EXCAVATED WHERE SHOWN OR THAT ALL UTILITIES ARE PROTECTED AS SHOWN ON THE DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES IN THE FIELD AND BE RESPONSIBLE FOR THE PROTECTION OF UTILITIES DISTURBED DURING CONSTRUCTION.

EROSION CONTROL NOTES

1. APPLICATION OF TEMPORARY AND PERMANENT EROSION CONTROL MEASURES FOR THE PROJECT SHALL BE IN ACCORDANCE WITH PROCEDURES SET FORTH IN THE MAINE EROSION CONTROL MANUAL, 2008 EDITION, AND THE EROSION CONTROL HANDBOOK FOR CONSTRUCTION BEST MANAGEMENT PRACTICES, 2007 EDITION.
2. SITUATION FENCE SHALL BE INSTALLED BEFORE ANY EXCAVATION TAKES PLACE.
3. METAL EROSION CONTROL MESH ON ALL PROPOSED SLOPES 2:1 OR STEEPER SHALL BE INSTALLED BEFORE ANY EXCAVATION TAKES PLACE.
4. ALL EXPOSED EROSION CONTROL MEASURES SHALL BE MAINTAINED AND REPAIRED IMMEDIATELY AFTER DISTURBANCES AND DAMAGING RUNOFF EVENTS. ALL MEASURES SHALL BE REPAIRED OR REPLACED WHEN NO LONGER EFFECTIVE FOR EROSION CONTROL OR ACCUMULATION OF DEBRIS.
5. ACCEPTANCE OF THE WORK.
6. TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED UPON COMPLETION OF GRADING OPERATIONS AND ESTABLISHMENT OF ACCEPTABLE EROSION CONTROL MEASURES.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING EROSION CONTROL MEASURES DURING CONSTRUCTION.

DEMOLITION NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DEMOLITION AND DISPOSAL OF ALL MATERIALS FROM THE EXISTING BRIDGE, INCLUDING BUT NOT LIMITED TO: CONCRETE, STEEL, TIMBER, AND OTHER MATERIALS. THE CONTRACTOR SHALL BE AT AN APPROVED DISPOSAL LOCATION WITHIN 14 DAYS OF COMPLETION OF DEMOLITION WITH MAINE DEP REQUIREMENTS.

SPECIFICATIONS

1. ASHTO LIFT GUIDE SPECIFICATIONS FOR DESIGN OF PEDIESTRIAN BRIDGES.
2. ASHTO LIFT GUIDE SPECIFICATIONS FOR DESIGN OF PEDIESTRIAN BRIDGES.
3. MAINE DOT BRIDGE DESIGN GUIDE.

DESIGN LOADING

1. PEDIESTRIAN LOAD: 90PSF UNIFORM

STRUCTURAL NOTES

CAST-IN-PLACE CONCRETE

1. MIX DESIGN:
 - HOT CLAS A F_c = 4,500 PSI
2. MINIMUM COVER TO REINFORCEMENT = 3"
3. REINFORCING STEEL:
 - ASTM A615 GRADE 60, F_y = 60,000 PSI

STRUCTURAL STEEL

1. ALL METAL ITEMS TO BE A36 STEEL, HOT-DIP GALVANIZED AFTER FABRICATION UNLESS OTHERWISE NOTED.
2. ALL METAL ITEMS TO BE A36 STEEL, HOT-DIP GALVANIZED AFTER FABRICATION UNLESS OTHERWISE NOTED.
3. ALL FASTENERS SHALL BE NOT DIPPED GALVANIZED OR STAINLESS STEEL.
4. ALL BOLTS SHALL CONFORM TO ASTM A307, MINIMUM SIZE SHALL BE 1/2" DIA. UNLESS OTHERWISE NOTED. ALL BOLTS TO BE HEAVY HEX UNLESS OTHERWISE NOTED.
5. ANCHOR BOLTS SHALL CONFORM TO ASTM F-1554 AND SHALL BE GRADE 36.
6. TIE RODS SHALL CONFORM TO ASTM A36 AND SHALL BE GRADE 36.
7. REFER TO TUBER SCHEDULE ON THIS SHEET.
8. ALL EXPOSED EDGES SHALL BE PLANED OR SANGED TO PROVIDE SMOOTH SURFACE FREE OF ROUGH EDGES OR DEFECTS.
9. ALL EXPOSED FASTENERS SHALL BE COUNTERSUNK ON WALKING SURFACE.
10. AND PEDIESTRIAN HANDRAIL.

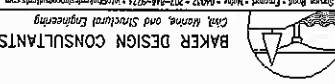
TIMBER SCHEDULE

Timber Size	Location	Moisture at Treatment	Treatment Type	Grading	Surface Finishing	Minimum Length
2 x 10	Decking	10%	ACQ	10	10	As needed for placement without any butt joints
2 x 12	Stringers	10%	ACQ	10	10	As needed for placement without any butt joints
2 x 10	Stringers	10%	ACQ	10	10	As needed for placement without any butt joints
2 x 10	Stringers	10%	ACQ	10	10	As needed for placement without any butt joints

Chemical Depot Analysis (CDA) required for all timber used in contact with water.

Quantities shall include shipping and packing where applicable.

R = Rough Sawn, S3S = Planed Two Sides, S4S = Planed All Sides.



BAKER DESIGN CONSULTANTS, Inc.
Water, and Structural Engineering

NO.	DESCRIPTION	DATE
1	CONCEPT DESIGN	01.03.19
2	PROGRESS SET	03.11.19
3	CONCEPT DESIGN	01.03.19
4	PROGRESS SET	03.11.19



NO.	DESCRIPTION	DATE
1	CONCEPT DESIGN	01.03.19
2	PROGRESS SET	03.11.19
3	CONCEPT DESIGN	01.03.19
4	PROGRESS SET	03.11.19

PROJECT: WATERHOUSE BROOK DAM BRIDGE
TOWN OF POLAND
POLAND, MAINE

SCALE: AS SHOWN
CHECKED BY: BJB
DESIGNED BY: BJB

SHEET TITLE: NOTES & SCHEDULE

DATE: JAN 2019
CONTRACT NO.: 19-59
SHEET NO.: G-2
REV: B

NO.	SUBMISSION	DATE	INT.
A	CONCEPT DESIGN	01.02.19	BUB
B	REV BRIDGE APPROACHES & WIDTH	21.13	BUB
C	PROGRESS SET	3.3.10	BUB



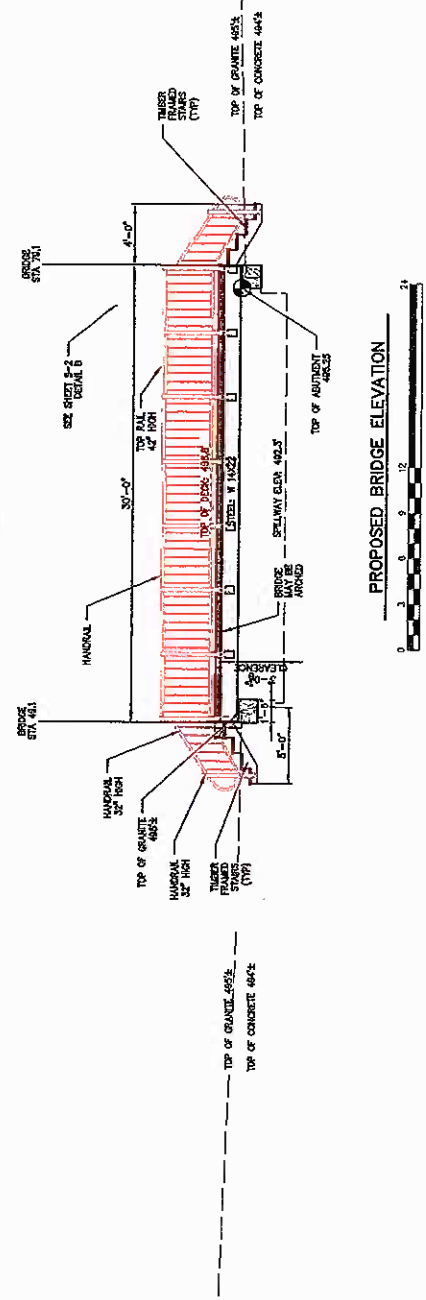
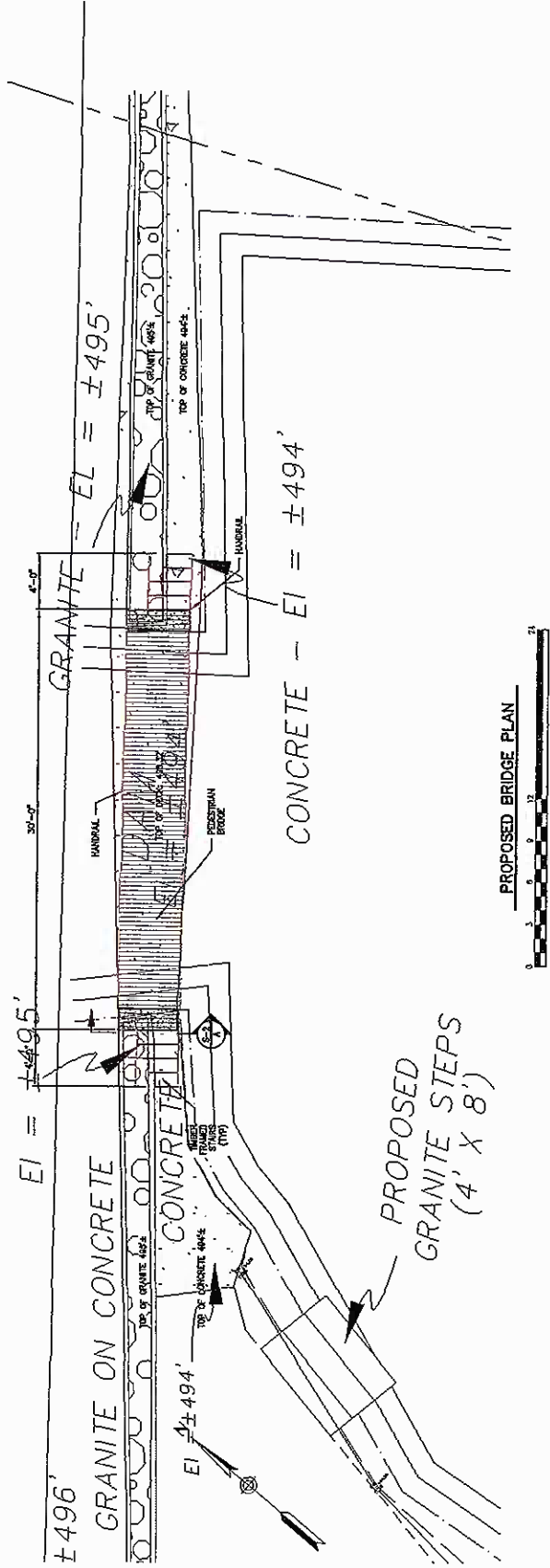
DESIGNED BY:	BAB
DRAWN BY:	TJC
CHECKED BY:	BAB
SCALE:	AS SHOWN

PROJECT: TOWN OF POLAND
POLAND, MAINE
WATERHOUSE BROOK DAM BRIDGE

DATE	JAN 2013
CONTRACT NO.	18-50
SHEET NO.	S-1
REV.	C

PRELIMINARY
FOR REVIEW ONLY

NOT FOR CONSTRUCTION



DESIGN BASIS MEMO

Page 1 of 2

Category	Parameter	Project Information / Criteria
General	Client	Town of Poland; Project Manager: Matt Garside, Town Manager; Conservation Commission Members
	Street Address	Town office- 1231 Main Street; Poland, ME
	Coordinates	44° 3'44.45"N, 70°23'21.28"W
	Tax Map/Lot	Map 11/28
	Zoning District	Limited Commercial
	Water Body	Waterhouse Brook
Elevations	Datum	Taken from Davis Land Survey provided by Town
Existing Structure	Dam	Refer to condition Report by MBP Consulting, Portland, Maine; dated December 2018.
Design Goals	Pedestrian Bridge Addition	<p>The Town desires a pedestrian bridge across the existing dam spillway to connect existing trails each side of the brook.</p> <p>Joe Neville PE designed a steel bridge but did not complete a design for approaches. The Town retained Baker Design Consultants to integrate survey, recommendations from the MBP Dam Condition Assessment and Neville bridge design into a drawing package that can be used by the Town to obtain permits and construction bids for the project.</p>
Regulatory Permitting	Maine Dept of Environmental Protection	NRPA PBR by Town.
	Town of Poland	Planning Board/ Shoreland approval by Town.
Material Selection (as directed by the Town)	Bridge	<p>Steel framing with a timber deck.</p> <p>Aluminum or timber sections may be substituted with design approval.</p>
	Handrail	<p>Steel with vertical balusters.</p> <p>Aluminum or wood sections may be substituted with design approval.</p>
	Approach Stair	<p>Timber stairs. BDC proposed concrete, but DEP said design did not meet NRPA PBR criteria.</p> <p>Aluminum sections may be substituted with design approval.</p>

DESIGN BASIS MEMO

Page 2 of 2

Category	Parameter	Project Information / Criteria
Design Criteria (Subject to review and approval by Poland Code Enforcement Officer)	Bridge Design	Joe Neville PE- ASHTO Live Load = 90 PSF Guardrail Height- 42-inches OSHA compatible Handrail- 32-34 inches. Clear Width- Bridge (3 to 4.5-feet) Clearance above Spillway- 3-feet directed by the Town (Less than recommended by MBP Consulting for protection from debris. Vertical Alignment-Neville and BDC plans show flat alignment; Town has indicated an arch profile will be considered.
	Approaches	Based on DEP input, Town directed Baker Design Consultants to utilize available width which is constrained by existing downstream side granite crest blocks. This is less than BDC recommends but maintains integrity of dam structure.
	Compliance with American with Disabilities Act (ADA)	ADA bridge approach gradient and width are not practical at this location because of constraints by existing dam geometry and spillway clearance.
	Railing	Bridge approach railing on the dam crest is not provided as directed by the Town. The Town made this decision to preserve the character of the site and so as not to inhibit supervised use of the dam crest by school kids for waterside access
	Spillway Boom	The Town will design, install and maintain a floating boom upstream of the dam sluiceway to prevent swimmers and small watercraft approaching the spillway.
	Signage	The Town will post signs on the bridge and approaches to promote safe use of the crossing.

NOTES:

- 1) BEARINGS ARE REFERENCED TO MAGNETIC NORTH AS OBSERVED OCTOBER 2018.
- 2) DEED REFERENCES ARE MADE TO THE ANDROSCOGGIN COUNTY REGISTRY OF DEEDS - AUBURN, MAINE.
- 3) PURPOSE OF THIS PLAN IS TO SHOW IMPROVEMENTS TO WATERHOUSE BROOK PARK BY PICNIC TABLES (2), ADD GRANITE BLOCKS AT WATERS EDGE TO ALLOW FOR ACCESS TO SMALL PERSONAL WATER CRAFT ie CANOES, KAYAKS... AND ALSO PALCING A PEDESTRIAN WALKING BRIDGE OVER EXISTING DAM FOR EASY ACCESS TO EXISTING TRAIL SYSTEM WITHOUT HAVING TO WALK IN OR ON POLAND CORNER ROAD.
- 4) WATERHOUSE BROOK PARK, BEING A PORTION OF A LARGER PARCEL OWNED BY THE TOWN OF POLAND. EXISTING IMPERVIOUS AREA WITHIN THE PARK AREA, CONSISTING OF GRAVEL AND PAVEMENT AND BEING ±1936 SQ.FT. AND ±1,657 SQ.FT. OF EXISTING TRAILS.

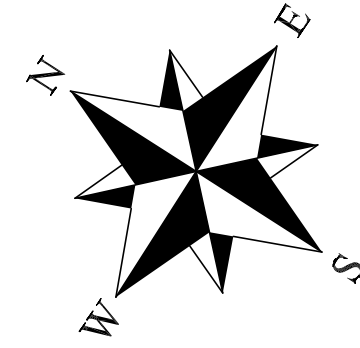
OWNER OF RECORD:

TOWN OF POLAND
8-30-1974 1134/76
TAX MAP 10 - LOT 28 & 28-1

TOWN OF POLAND PLANNING BOARD:

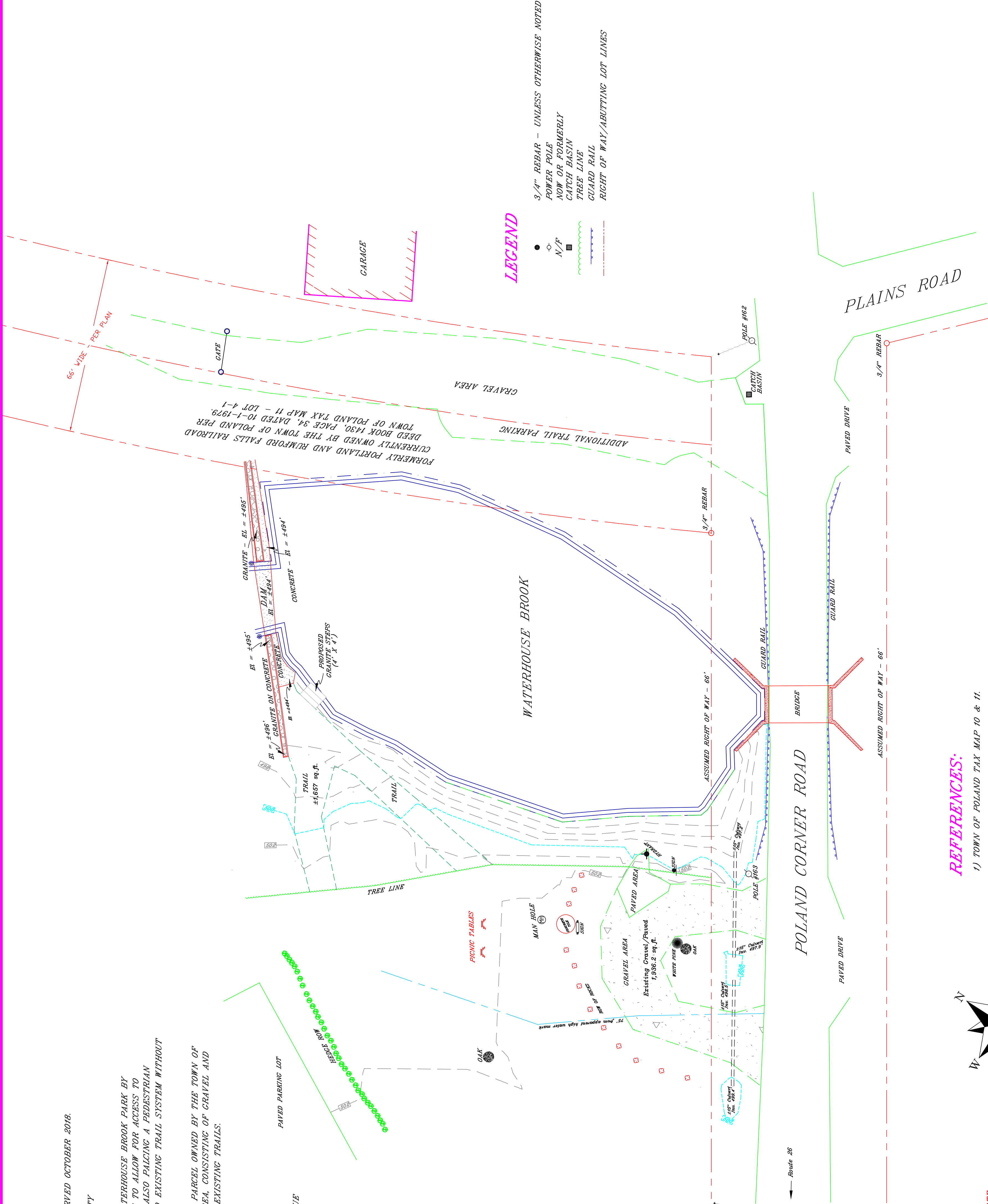
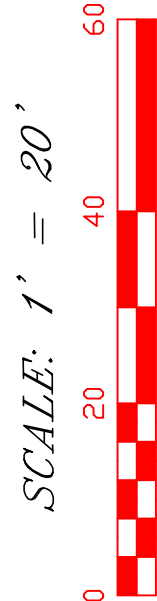
CHAIRPERSON:

DATE:



REFERENCES:

- 1) TOWN OF POLAND TAX MAP 10 & 11.
- 2) RIGHT-OF-WAY AND TRACK MAP, PORTLAND & RUMFORD FALLS RY. SHEET 19/10, FROM FILES AT JHL LAND SURVEYING - OXFORD, MAINE



LEGEND

- 3/4" REBAR - UNLESS OTHERWISE NOTED
- POWER POLE
- N/F
- NOW OR FORMERLY CATCH BASIN
- TREE LINE
- GUARD RAIL
- RIGHT OF WAY/ABUTTING LOT LINES

RECORDING INFORMATION:

ANDROSCOGGIN COUNTY REGISTRY OF DEEDS - STATE OF MAINE

RECEIVED AT HOUR MIN. M.

AND RECORDED IN PLAN BOOK , PAGE

ATTEST REGISTRAR

--- SITE PLAN ---
WATERHOUSE BROOK PARK
POLAND CORNER ROAD - POLAND, MAINE
POLAND CONSERVATION COMMITTEE
1231 MAINE STREET -- POLAND, MAINE 04274

DAVIS LAND SURVEYING, LLC
64 OLD COUNTY ROAD -- OXFORD, MAINE 04240
990 MINOT AVENUE -- AUBURN, MAINE 04210
(207) 945-9991 office - (207) 782-3685 office - (207) 240-8949 cell
E-MAIL: stuart@davislandsurveying.net -- www.davislandsurveying.net
DECEMBER 12, 2018
JOB NO.: 18042 DISC. SUR 2018
FILE: 357

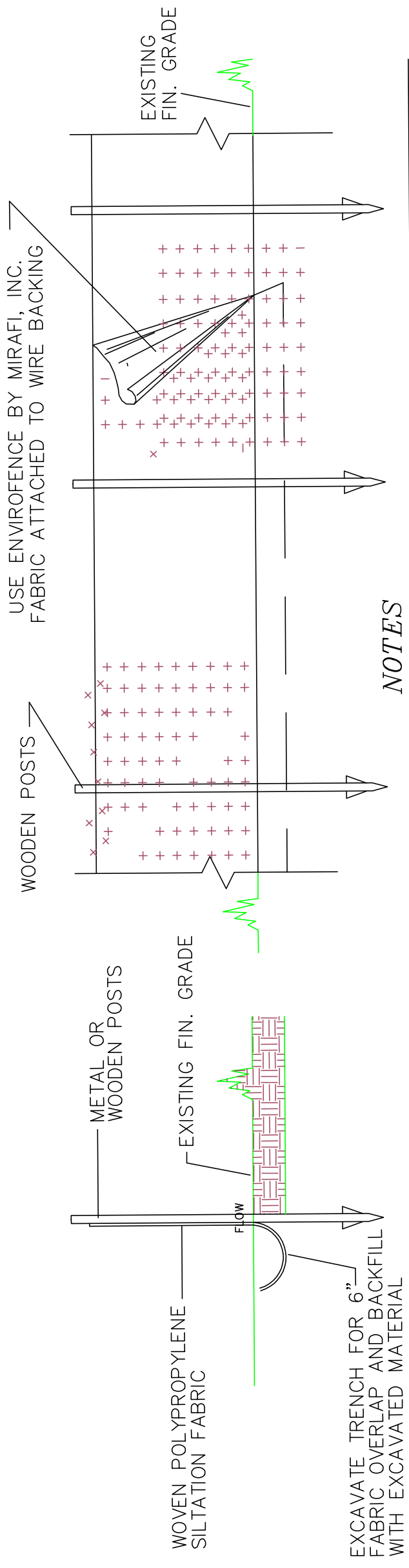
CERTIFICATION:

TO THE BEST OF MY KNOWLEDGE, I HAVE USED QUALITY AND PRUDENT JUDGMENT IN THE PREPARATION OF THIS PLAN AND I HAVE BEEN DULY QUALIFIED BY THE BOARD OF LICENSED PROFESSIONAL LAND SURVEYORS (M.R.S. TITLE 33, CHAPTER 121 DATED APRIL, 2007).
EXCEPT AS FOLLOWS:
1) NO WRITTEN REPORT TO DATE.
2) NO DEED DESCRIPTION TO DATE.
PLAN PREPARED BY: S.A.B.
PLAN CHECKED BY: S.A.B.



Revised: 3-15-2019 Removed proposed parking area, revised plan notes.

~ EROSION & CONTROL PLAN ~



NOTES

REFERENCE IS MADE TO THE BEST MANAGEMENT PRACTICE FOR EROSION AND SEDIMENT CONTROL: B-1 SEDIMENT BARRIERS.

SILTATION FABRIC WITH INTEGRAL MESH AND POSTS MAY BE USED.

SILT FENCE DETAIL – EROSION CONTROL MIX

-- NOT TO SCALE --



Planning Board Office

1231 Maine Street,
Poland, Maine 04274-7328

Findings of Fact & Conclusion of Law

Date: March 12, 2019

Application Type: Formal Shoreland Zoning Application

Owners Name: Joanna and Lawrence Salamone

Located at: 245 Jordan Shore Drive

Parcel ID: 0030-0011

Zoning Districts: Limited Residential

Project Description:

In November of 2017 the Applicants submitted a Formal Shoreland Zoning Application to expand the existing camp. In March of 2018 the Applicants submitted a second Formal Shoreland Zoning Application to place a new concrete foundation under their existing camp and the proposed new addition. The plans and designs submitted for the structure by the Applicants placed the new foundation for the total footprint of the 1179 SF structure within the 100-foot setback from Tripp Pond. The lots total impervious area is 1956 SF or 14.9% of the lot area. On March 12, 2019 the applicant submitted a Formal Shoreland Zoning Application to now remove the existing camp and re-build it. The proposed improvements include moving the camp and porch easterly 9 feet to beyond the 25 foot shoreland zone, moving north 6 feet to the 20 foot setback, and still maintain the 20 foot setback from the leach bed area. The new total impervious area would be 1874 square feet equaling 14.2% lot coverage.

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

1. Will maintain safe and healthful conditions

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

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

Based on the plan submitted, the Board finds that the issues of water pollution, erosion, or sedimentation to surface waters will be properly addressed with an erosion control measures. Additionally, the applicant has received a Maine Department of Environmental Protection Permit by Rule for construction activities/soil disturbance within 75 feet of the Tripp Pond water's edge. Based on this information the Board finds that this criterion will be met.

3. Will adequately provide for disposal of all wastewater

The application doesn't require a residential wastewater upgrade, or any construction related to wastewater therefore, the Board finds that this section is has been addressed.

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

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

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

The applicant is proposing to revegetate all disturbed areas. Based on the information above, and the project location being upland of Jordan Drive and Tripp Pond the Board finds that this criterion will be met.

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

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

7. Will avoid problems associated with floodplain development and use

The structure associated with this application and the proposed activity does not appear to generate any problems in relation to floodplain development. The basement floor is proposed by the applicant to be one foot above the flood elevation of 309.0. Based on the information above and in the record the Board finds that this criterion will be met.

504.3 Non-Conforming Structures

504.3. A. Expansions of Non-Conforming Structures

The applicant is proposing to replace the existing non-conforming structure. The replacement is not more than the existing footprint, or the addition approved in November of 2017. The developed portion of the site is 14.2% of the lot area. Therefore, the Board finds that that this is allowed under this section.

504.3. B. Relocation of Non-Conforming Structures

The applicant has proposed to relocate the existing non-conforming structure from the shoreline edge. Based on the information above and in the record the Board finds that this criterion will be met.

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

The Board determined that the proposed structure meets the setbacks to the greatest practical extent. The Board considered the size of the lot, the slope of the land, the potential for soil erosion, the location of other similar structures on the adjacent property, and underdrainage, the relocation of the septic system, and the type and amount of vegetation that may need to be removed if the structure would be relocated. The Board voted (4-0) that the current location of the structure meets the setback to the greatest practical extent and the Board is supportive of the 20-foot side setback to be used as buffer areas.

504.3. D. Change of Use of a Nonconforming Structure

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

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

The applicant cannot relocate or reconstruct the existing floor area and meet the setback requirements for the lot lines. Therefore, the Board approves twenty 20-foot front and side lot line setbacks and agrees that the structure meets the protected resource to the greatest extent practical.

Applicable 508.27 Shoreland Zoning Standards

508.27.B. Principal and Accessory Structures

Chapter 5 §504.3 provides the performance standards for replacement/reconstruction of the foundation of a non-conforming structure therefore, the Board finds that this section is met for the principal building along with it elevated a minimum of one foot above the Tripp Lake 100 yr. flood elevation and the Board finds the design is acceptable.

508.27.H. Storm Water Runoff

The applicant did not alter the footprint of impervious area from the November 2017 application therefore, the Board felt that no additional phosphorus treatment or computations were required. The applicant thereby meets the phosphorus control, and the Planning Board finds that this criterion will be met.

Conclusion

- The application checklist was approved as complete on March 12, 2019 at which time the Board voted 4-0 to waive the requirement for a site walk and public hearing.
- The applicant has provided the Board with a Deed (Androscoggin Co. Reg. of Deeds-Book 8990, Page 292) showing reasonable right, title, or interest in the property.
- The Board has concluded that they have the jurisdiction to review the application under section Chapter 5 §504.3 (Non-Conforming Structures).

Therefore, the Town of Poland Planning Board hereby approves by 4-0 vote, with the following conditions, the application for Lawrence and Joanna Salamone, application to build a foundation under the existing structure, as described in the application dated March 12, 2019, the approved site plan dated March 12, 2019 and the above findings of facts.

Conditions of Approval

- Soil Erosion Control and Stormwater Management Measures shall be in place prior to construction; the Code Enforcement Officer may require additional measures be taken.
- Soil disturbance during the period March 1st to May 1st is prohibited.
- Any disturbed soils shall be revegetated immediately upon completion of construction and any disturbed soils within 100-ft. of the high water mark shall be revegetated per the approved plan.
- This approval will expire twelve (12) months from the date of Planning Board approval if the project or the use has not been started within this allotted time.
- Building/use permits shall be obtained prior to the start of construction/use.
- A certified person in erosion control practices by the Maine Department of Environmental Protection

must be present at the site each day 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 Applicants have 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 Applicants 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.

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: March 12, 2019
Poland Planning Board

James Porter, Vice -Chairperson

George Greenwood

Mark Weinberg

Stephanie Floyd



Planning Board Office

1231 Maine Street,
Poland, Maine 04274-7328

Findings of Fact & Conclusion of Law

Date: March 12, 2019

Application Type: Formal Shoreland Zoning Application

Owners Name: Richard Nadeau and Emily Tibbetts

Located at: 185 Birch Drive

Parcel ID: 0044-0093

Zoning Districts: Village District 1 and Limited Residential

Project Description:

On March 12, 2019 the Mr. Nadeau and Ms. Tibbetts submitted a Formal Shoreland Zoning Application to demolish the existing camp that is now on a new foundation. The applicant was approved to put the existing camp on a new foundation and add a 22' x 26' garage with a Formal Shoreland Zoning Application submitted on March 27, 2018. The Applicants would now like to demolish the existing camp and build a new home on the approved new foundation.

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

1. Will maintain safe and healthful conditions

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

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

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

3. Will adequately provide for disposal of all wastewater

A new Wastewater Disposal system was approved at the March 27, 2018 Planning Board meeting. Based on this information the Board finds that this criterion will be met.

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

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

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

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

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

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

7. Will avoid problems associated with floodplain development and use

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

504.3 Non-Conforming Structures

504.3. A. Expansions of Non-Conforming Structures

The applicant is proposing an impervious surface area of 2837.2 square feet or 18.6%, which is less than the original 23%. This was approved at the March 27, 2018 Planning Board meeting; based on this information the Board finds that this criterion will be met.

504.3. B. Relocation of Non-Conforming Structures

The applicant was approved for the relocation of the non-conforming structure at the March 27, 2018 Planning Board meeting; based on this information the Board finds that this criterion will be met.

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

The Board must determine if the proposed structure meets the setbacks to the greatest practical extent. The Board considered the size of the lot, the slope of the land, the potential for soil erosion, the location of other similar structures on the adjacent property, the location of the existing rain gardens and underdrainage, the location of the existing septic system, and the type and amount of vegetation that may need to be removed if the structure would be relocated. The applicant is proposing to remove the existing camp that is on a new foundation already moved back to the greatest extent and build a new home on the existing foundation. The location of the foundation was approved at the March 27, 2018 Planning Board meeting. Based on this information the Board finds that this criterion will be met.

504.3. D. Change of Use of a Nonconforming Structure

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

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

Setback reductions were approved at the March 27, 2018 Planning Board meeting; therefore, the Board finds that this section is not applicable.

508.27 Shoreland Zoning Standards

508.27.B. Principal and Accessory Structures

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

508.27.C. Multiple Principal Structures

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

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

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

508.27.E. Individual Private Campsites

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

508.27.F. Parking Areas

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

508.27.G. Roads and Driveways

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

508.27.H. Storm Water Runoff

The applicant will incorporate installation of rock lined drip edges, a mitigation plan for pre and post construction erosion, and phosphorus control. Based on this information and in the record the Planning Board finds that this criterion will be met.

508.27.I. Essential Services

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

508.27.J. Mineral Exploration and Excavation Permits

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

508.27.K. Agriculture

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

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

The removal of vegetation was approved at the March 27, 2018 Planning Board meeting. It has been permitted and completed at this time therefore, the Board finds that this section is not applicable.

Conclusion

- The application checklist was approved as complete on March 12, 2019, at which time the Board voted to waive the requirement for a site walk and public hearing.
- The applicant has provided the Board with a Deed (Book 1644, Page 0241) showing reasonable right, title, or interest in the property.
- The Board has concluded that they have the jurisdiction to review the application under section Chapter 5 §504.3 (Non-Conforming Structures).

Therefore, the Town of Poland Planning Board hereby approves (4-0) with the following conditions, the application for Richard Nadeau and Emily Tibbetts, to construct a home, as described in the application dated March 12, 2019 and the approved site plan dated March 12, 2019 and the above findings of facts.

Conditions of Approval

- Soil Erosion Control and Stormwater Management Measures shall be in place prior to construction. The Code Enforcement Officer may require additional measures be taken.
- Soil disturbance during the period March 1st to May 1st is prohibited.
- Any disturbed soils shall be revegetated immediately upon completion of construction and any disturbed soils within 100-ft. of the high-water mark shall be revegetated per the approved plan.
- This approval will expire twelve (12) months from the date of Planning Board approval if the project or the use has not been started within this allotted time.
- Building/use permits shall be obtained prior to the start of construction/use.
- A certified person in erosion control practices by the Maine Department of Environmental Protection must be present at the site each day 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.
- The new site plan must be recorded with the Androscoggin County Registry of Deeds within 90 days of approval.

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

Date Approved: March 12, 2019
Poland Planning Board

, Chairperson

James Porter, Vice -Chairperson

George Greenwood, Secretary

Mark Weinberg

Stephanie Floyd



Planning Board Office

1231 Maine Street,
Poland, Maine 04274-7328

Findings of Fact & Conclusion of Law

Date: March 26, 2019

Application Type: Formal Shoreland Zoning Application

Owners Name: Thomas and Abbie Mannett

Located at: 41 Black Duck Lane

Parcel ID: 0036-0007

Zoning Districts: Rural Residential 2 and Limited Residential

Project Description:

On October 9, 2018 the Mannett's submitted a Formal Shoreland Zoning Application to remove the existing camp along with three storage sheds and construct a new 1,822 square foot three bedroom, three bathroom year round home. The new home will be placed behind the 100 foot normal high water mark. The applicant's home is now constructed, and they have asked for further west and front setbacks of twenty-nine feet (29') and thirty-eight feet (38') respectively.

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

1. Will maintain safe and healthful conditions

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

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

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

3. Will adequately provide for disposal of all wastewater

The application includes a new HHE-200 for a new three bedroom Subsurface Wastewater Disposal System. Based on this information the Board finds that this criterion will be met.

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

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

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

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

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

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

7. Will avoid problems associated with floodplain development and use

The structure associated with this application and the proposed activity does not appear to generate any problems in relation to floodplain development. Based on the information above and in the record the Board finds that this criterion will be met.

504.3 Non-Conforming Structures

504.3. A. Expansions of Non-Conforming Structures

The applicant is removing the existing non-conforming structure; therefore, the Board finds that section is not applicable.

504.3. B. Relocation of Non-Conforming Structures

The applicant is building a new structure behind the 100 foot normal high water mark; therefore, the Board finds that this section is not applicable.

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

The Board must determine if the proposed structure meets the setbacks to the greatest practical extent. The Board considered the size of the lot, the slope of the land, the potential for soil erosion, the location of other similar structures on the adjacent property, the location of the existing rain gardens and underdrainage, the location of the existing septic system, and the type and amount of vegetation that may need to be removed if the structure would be relocated. The applicant has proposed to locate the new structure behind the 100 foot normal high water mark. Based on this information the Board finds that this criterion will be met.

504.3. D. Change of Use of a Nonconforming Structure

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

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

The applicant has asked for setback reductions to twenty-nine feet (29') on the west sideline and thirty-eight feet (38') on the front setback; therefore, based on this information the Board finds that this criterion will be met.

508.27 Shoreland Zoning Standards

508.27.B. Principal and Accessory Structures

Chapter 5 §504.3 provides the performance standards for relocation and/or reconstruction of non-conforming structures. The applicant has proposed to move the new structure behind the 100 foot normal high water mark. Based on this information the Board finds that this criterion will be met.

508.27.C. Multiple Principal Structures

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

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

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

508.27.E. Individual Private Campsites

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

508.27.F. Parking Areas

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

508.27.G. Roads and Driveways

The proposed driveway will be located behind the home, 140 feet from the normal high water mark and is not located in a Resource Protection District. Based on this information the Board finds that this criterion will be met.

508.27.H. Storm Water Runoff

The applicant will incorporate installation of rock lined drip edges, a mitigation plan for pre and post construction erosion, and phosphorus control. Based on this information and in the record the Planning Board finds that this criterion will be met.

508.27.I. Essential Services

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

508.27.J. Mineral Exploration and Excavation Permits

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

508.27.K. Agriculture

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

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

The applicant has proposed to remove nine trees, only two of them are located inside the 100 foot normal high water mark. Based on this information the Board finds that this criterion will be met.

Conclusion

- The application checklist was approved as complete on March 26, 2019, at which time the Board voted to waive the requirement for a site walk and a public hearing.
- The applicant has provided the Board with a Deed (Book 9101, Page 54) showing reasonable right, title, or interest in the property.
- The Board has concluded that they have the jurisdiction to review the application under section Chapter 5 § 504.3 (Non-Conforming Structures).

Therefore, the Town of Poland Planning Board hereby approves (3-0) with the following conditions, the application for Thomas and Abbie Mannett, to amend the west and front setbacks, as described in the application dated March 26, 2019 and the approved site plan dated March 10, 2019 and the above findings of facts.

Conditions of Approval

- Soil Erosion Control and Stormwater Management Measures shall be in place prior to construction. The Code Enforcement Officer may require additional measures be taken.
- Soil disturbance during the period March 1st to May 1st is prohibited.
- Any disturbed soils shall be re-vegetated immediately upon completion of construction and any disturbed soils within 100-ft. of the high-water mark shall be revegetated per the approved plan.
- This approval will expire twelve (12) months from the date of Planning Board approval if the project or the use has not been started within this allotted time.
- Building/use permits shall be obtained prior to the start of construction/use.
- A certified person in erosion control practices by the Maine Department of Environmental Protection must be present at the site each day 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.
- The new site plan must be recorded with the Androscoggin County Registry of Deeds within 90 days of approval.

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

Date Approved: March 26, 2019
Poland Planning Board

Chairperson

James Porter, Vice -Chairperson

George Greenwood, Secretary

Mark Weinberg

Stephanie Floyd

Cheryl Skilling