

**Planning Board Meeting
June 23, 2020 – 7:00 PM
Town Hall**



Meeting Materials

**Planning Board
Tuesday, June 23, 2020
7:00 PM – Town Hall**

CALL TO ORDER

MINUTES

June 9, 2020

COMMUNICATIONS

OLD BUSINESS

Formal Site Plan Review – Middle Range Pond Restaurant, LLC – 723 Maine Street – Map 6 Lot 52

NEW BUSINESS

Extension Request of the Formal Shoreland Zoning Application – Stephen and Theresa Mello
– 24 Upper Range Road – Map 35 Lot 17

Formal Shoreland Zoning Application – David and Ruth Pease – 14 Spruce Drive – Map 36 Lot 19

Formal Shoreland Zoning Application – Patrick and Shelley Shrader – 87 Birch Drive – Map 43 Lot 45

Formal Site Plan Review – Kimball & Sons Logging and Trucking, LLC – 1184 Maine Street
– Map 39 Lot 8

Road Name Application for Caleb Verrill

ANY OTHER BUSINESS

ADJOURNMENT

POLAND PLANNING BOARD
MINUTES OF MEETING
June 9, 2020
Approved on _____, 2020

CALL TO ORDER – Chairperson Porter called the meeting to order at 7:00pm with Members Cheryl Skilling, Stephanie Floyd, George Greenwood, Alternate Member Jimmy Walker, CEO Scott Neal, and Sarah Merrill present. Alternate Member Walker is a voting member for this meeting.

MINUTES – March 10, 2020 – Member Floyd moved to approve the minutes. Alternate Member Walker seconded the motion. Discussion: None Vote: 4-yes 0-no (Member Skilling was absent for this vote.)

COMMUNICATIONS – None

OLD BUSINESS – Gravel Pit Five Year Renewal – Razzcal Enterprises, LLC – Off Levine Road – Map 4 Lot 7

Member Greenwood moved to approve the Gravel Pit Five Year Renewal. Member Floyd seconded the motion. Discussion: None Vote: 4-yes 0-no (Member Skilling was absent for this vote.)

Formal Site Plan Review – BD Solar Auburn, LLC – Northwest of Lewiston Junction Road – Map 4 Lots 16 and 15-1

Sean Thies of CES, Inc presented the additional information to the Board.

Member Greenwood moved to approve the checklist as complete. Member Floyd seconded the motion. Discussion: None Vote: 4-yes 0-no (Member Skilling was absent for this vote.)

Member Greenwood moved to approve as complete the Formal Site Plan with the following conditions: the public hearing is waived, and the site walk is waived. Member Floyd seconded the motion. Discussion: None Vote: 4-yes 0-no (Member Skilling was absent for this vote.)

NEW BUSINESS – Formal Site Plan Review – ThompsonRolec Enterprises, LLC/ NextGrid – Lewiston Junction Road – Map 3 Lot 9A

Daniel Serber of Nextgrid, Inc and Gil Paquette of VHB presented the project to the Board. The applicant would like to create a 5 megawatt solar project on the property. The project needs approval from the Planning Board and then the Maine PUC must approve the project before it can move forward. If the Maine PUC doesn't approve the project it will likely not move forward.

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

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Member Greenwood moved to conditionally approve the Formal Site Plan with the following conditions: if the Maine PUC approves the project then NextGrid, Inc must return to the Planning Board with a full survey, full stormwater plan, a road name application, and the road will be twenty feet wide (20') as per CLUC requirements. The public hearing and the site walk are waived at this time. Member Skilling seconded the motion. Discussion: None Vote: 5-yes 0-no

Formal Site Plan Review – Middle Range Pond Restaurant, LLC – 723 Maine Street – Map 6 Lot 52

Mike Morse of Morse Environmental Consulting, LLC and Mark Bosse of The Poland Spring Inn presented the project to the Board. The Applicant would like to add two docks with twelve slips each to their marina in two phases over the next two years.

Two abutters had comments on the project. Barry Kutzen and John Aromando live on Middle Range Pond and presented their concerns for the lake if more boats are allowed on the lake.

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

The Board talked about whether they needed to have a public hearing and a site walk before they could take a final vote on the project. By consensus, the Board decided to have a site walk. Vote: 3-yes 2-no. By consensus, the Board decided to have a public hearing. Vote: 4-yes 1-no. The Board asked for clarification on how the process of a public hearing would work. After further discussion, the Board decided not to have a public hearing, but to table the application until after a site walk. Member Greenwood moved to rescind the public hearing. Member Floyd seconded the motion. Discussion: None Vote: 3-yes 2-no

Member Greenwood moved to table the Formal Site Plan until the next meeting with the site walk set for 6:00 pm on June 23, 2020. Member Floyd seconded the motion. Discussion: None Vote: 5=yes 0-no

Formal Site Plan Review – Frank and Joy Lowe – Maine Street – Map 6 Lot 47F

Joy and Frank Lowe presented the project to the Board. The Applicants would like to open a retail adult use store with a residence attached.

An abutter to the property had comments on the project. Brian Bonney had concerns about the hours of operation, the smell, security, would patrons be using the product in the parking lot and would the business post signs in the parking lot prohibiting this, etc.

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The Applicants stated that the hours will be 7:00 – 9:00 unless the state deems otherwise, they will have signs posted stating it is prohibited to use the product in the parking lot, they have a security system, and will have a charcoal filter for odor control even though they aren't growing the product on the premises.

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

Member Greenwood moved to approve as complete the Formal Site Plan Review with the following conditions: the public hearing is waived, and the site walk is waived, the Applicant needs to specify the plants used on the planting plan, put turn around information on the plan, the stormwater requirements are waived, and they must use cut off lighting. Member Skilling seconded the motion. Discussion: None Vote: 5-yes 0-no

ANY OTHER BUSINESS – None

ADJOURN – Member Greenwood moved to adjourn the meeting at 9:44 pm. Member Floyd seconded the motion. Discussion: None Vote: 5-yes 0-no

Recorded by: Sarah Merrill

Planning Board

James Porter, Chairperson

George Greenwood, Member

, Secretary

Stephane Floyd, Vice Chairperson

Cheryl Skilling, Member

James Walker, Alternate Member

**Town of Poland, Maine
PLANNING BOARD AGENDA REQUEST**

Date of meeting you are requesting to be scheduled for: May / 12 / 2020.

Meetings are normally conducted from 7:00 to 10:00 PM in the Municipal Conference Room at the Town Office

Map: 35 Lot: 17 Sub-lot

Applicant's Name: Stephen A. & Theresa M. Mello
Mailing Address: 16 Fox Run Drive
Town, State, Zip: Wilmington, MA 01887

Home Phone: 1-978-604-2364 Hours:
Work Phone: Hours:

Type of application: ☐ Sketch Plan ☐ Site Review ☒ Shoreland ☐ Subdivision ☐ Informational

Road location for project: 24 Upper Range Drive

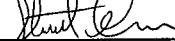
Zoning: Shoreland / Limited Residential Lake Watershed: Upper Range Pond

Nature of business to be discussed (*Brief description*): An SLZ application for adding second floor to existing camp was approved by the Poland PB on May 28, 2019. Applicants are requesting to extend the approval for an additional year due to circumstances beyond their control.

IMPORTANT - READ CAREFULLY:

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

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

Applicant's Signature: , Agent Date: April / 9 / 2020

OFFICE USE ONLY:

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

Davis Land Surveying, LLC

Mailing Address: 64 Old County Road – Oxford, ME 04270

Office Address: 990 Minot Avenue - Auburn, ME 04210

(207) 345-9991 office

(207) 782-3685 office

(207) 240-9949 cell

Email: stuart@davislandsurveying.net

www.davislandsurveying.net

April 9, 2020

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

Re: Extension of Approved Shoreland Zoning Applic. – Stephen & Theresa Mello - 24 Upper
Range Drive - Poland

Dear Members of the Board:

A Shoreland Zoning Application for Stephen & Theresa Mello was approved by the Poland Planning Board on May 28, 2019 to add a second story onto an existing camp at 24 Upper Range Road in Poland. Due to circumstances beyond the applicant's control, the project has not been completed. In accordance with the Comprehensive Land Use Code – Poland, Maine 2019 section 303.F.4, the applicants are requesting an extension of the approved application for an additional twelve (12) months.

Enclosed you will find a check in the amount of \$50 for the application fee and also a Planning Board Agenda Request for the May 12, 2020 Planning Board meeting.

If you have any questions, please do not hesitate to contact our office.

Thanks,



Stuart Davis - ME PLS #2208

POLAND PLANNING BOARD

JUNE 12 2020

BARRY KUTZEN M.D.
701 MAINE ST
POLAND SPRING, ME 04274

BOARD MEMBERS,

AT THE MEETING ON JUNE 9
SEVERAL ISSUES WERE RAISED CONCERNING THE
ADDITIONAL BOAT SLIPS AT CINDY'S MARINA.
ON THE SURFACE IF SOMEONE CAME TO
YOU DE NOVO WITH A PLAN TO PLACE A
62 BOAT MARINA ON THIS SMALL LAKE
YOU WOULD PROBABLY THINK THEY WERE
NUTS, BUT THAT IS EXACTLY WHAT
YOU ARE BEING ASKED TO DO!

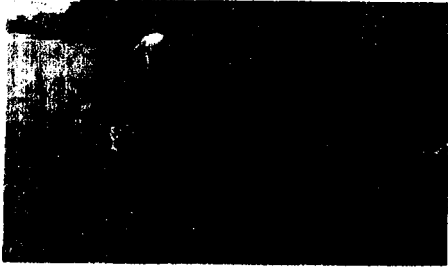
ENCLOSED IS ECONOMIC INFORMATION
THAT I HOPE YOU WILL CONSIDER
ALONG WITH THE ENVIRONMENTAL CONCNS.
I WILL BE HAPPY TO FURTHER DISCUSS
THIS WITH YOU AT YOUR NEXT MEETING.
THANKS FOR YOUR TIME AND
CONSIDERATION.

Barry Kutzen

Maine Department of Environmental Protection

The Economics of Lakes - Dollars and Sense

Maine's 6000 scenic lakes are as woven into our quality of life as they are into the landscape. Clean lakes maintain lakeshore property values, contribute to the economic status of entire communities, provide lower cost drinking water, and offer intrinsic, aesthetic value for recreation. Defining the value of lakes allows us to put the risk of degrading water quality and the cost of protecting our lakes in perspective.



This research on the economic value of lakes was conducted by the University of Maine and DEP. In the initial work, a pilot survey was developed to estimate the local economic impact of lakes in local economies. The survey clearly demonstrated that the economic loss in property value is linked with a decline in lake water quality. Other measures of the value of Maine lakes have been investigated, including estimates of the overall value of lakes to Maine's economy and the values that transient visitors place on Maine lakes. This research is a valuable tool that can be used to garner public support for lake protection in Maine.

Many Individuals Use Maine Lakes

As many as 66% of all Maine adults (600,000 people) use lakes during the course of each year. As many as 50% of Mainers list swimming as a primary activity and 400,000 use lakes for their drinking water. At least 65,000 people, many of whom are out of state residents, visit youth camps each year. Total recreational use exceeds 12 million user days, including both Maine residents and out of state users.

The Value to Maine Residents Not Owning Lakefront Property

A study¹(#b1) by the University of Maine and DEP investigated the economic value of lake use and water quality to Maine residents who do not own lakefront property. These so-called access users represent only part of the total lake use, but are often overlooked in our public contacts because lake front property owners are the people we most often interact with. This work complements three previous studies investigating the effects of water quality on property values and on the total economic benefits of lake use in Maine. These earlier studies found that a decline in water clarity can reduce property values by as much as \$200 per frontage foot, representing hundreds of millions of dollars in lost property value and that lake use in general supports more than 8000 Maine jobs.

This study is a partial estimate of user's economic value and satisfaction because methods constrained

estimates to only the most popular Maine lakes and could not include out-of-state users. Well over 200,000 Maine adults are access users on lakes annually. About 78% swim, 64% recreate near the shore, 49% fish from a boat and roughly equal numbers (ca. 40%) use powerboats and canoes. Maine resident access users spend as much as \$153 million annually on their recreation, 59% of which is spent in the communities nearest those lakes. This use supports as many as 3,000 jobs and generates in excess of \$30 million income for Maine residents.

People Who Use Lakes Get More Than They Pay For

Economists can use information about rates of recreational activity or purchases and their costs to estimate how much value people derive vs. how much they actually pay. If an individual pays less than they would be willing to for a day's activity, it represents an estimate of the satisfaction or net value they place on the use. Uses such as recreation and water supply, offer more than \$325 million excess value to lake users each year. In addition, the overall good water quality of Maine lakes is estimated to boost property owners' value for lake use by \$6 billion dollars more than the cost of the property they purchased.

This study also found that access users place substantial value on their use of Maine lakes (between \$7.6 and 17.8 million dollars) in excess of the cost to them of participation in fishing, swimming, camping etc. This satisfaction is negatively affected by reductions in water clarity and is greater on clear, large lakes than small, less clear waterbodies. Models derived from the survey results suggest that a 1/2 meter decline in the water clarity of the 143 most popular Maine lakes will result in a loss of up to half a million dollars in net economic benefit (user satisfaction) and \$1.6 million in total sales activity associated with those lakes. The study also found evidence that these access users place a value of as much as \$1.7 million on a statewide program to prevent a relatively small (1/2 meter) reduction in the current minimum water clarity. The value of such a program is much higher (\$6 million) if it was designed to prevent a decline to bloom conditions on all lakes. This represents an annual willingness to pay of \$13 per user for the preservation of water quality.

Water Clarity and Property Values

There is no single feature of lakes which affects people's enjoyment of the resource more than water clarity. Repeated nuisance algal blooms have been recorded on more than 53 Maine lakes and another 493 are considered at significant risk. One component of how people value lake water quality is reflected in what they will pay for property. The University of Maine recently completed the first ever definitive study² (#d1) that clearly demonstrates one facet of economic loss when lake water quality declines. The information here comes from that study and from additional work by DEP.

Individual models were fit for 22 lakes in 4 regional groups which allow calculation of the component of property price which is affected by water clarity. For example, properties on China Lake sold for an average of \$107,070, of which 15 % (\$15,996) was dependent on water quality. One can compute the increase or loss in value if water clarity changes. If the condition of China Lake continued to decline, an additional loss of more than \$16 million dollars could occur. Current losses are probably several times that amount. These results show that these effects are very large and that they are greater for degrading water quality than for improving. Of 451 Maine lakes for which we have substantial water quality data, 191 are below regional expectations for lakes in undisturbed watersheds. The estimated property value loss for these 191 lakes is about \$256-512 million. It is clear from these estimates that the economic losses due to declines in lake water quality that have already occurred are real and very large.

The future property tax implications of these losses can be substantial. More than 60% of all municipal revenues in Maine come from property taxes which are directly related to property values. For example, the Town of Belgrade has a total tax valuation of almost \$211 million, of which 60% is lakefront property. If the average water clarity in the local lakes were to decline one meter, the town stands to lose almost \$10.5 million (5%) in total property value that should eventually be reflected in tax rates. Belgrade would have to raise its tax rate and the actual taxes paid by non-shoreline owners would rise by over 5%, while those paid by shoreline owners would decrease as they lost property investment value. The degree to which tax burdens would be shifted among regional towns is difficult to estimate and depends in part on which lakes experience significant water quality declines. No matter what the distribution of this loss would be, the real losers are the taxpayers and landowners whose investments have been eroded.

More recent research on 36 lakes in 4 regional groups in Maine took another look at how water clarity changes property values^{3 (#d2)}. It was found that properties on lakes with one meter greater clarities have higher property values in the range of 2.6% (\$2,563) to 6.5% (\$9,271) depending on the market. Likewise, a one meter decrease in minimum transparencies cause property values to decrease anywhere in the range of 3.1% (\$3,084) to 8.5% (\$12,050). Similar effects were seen in New Hampshire and Vermont as well, and there are indication that effects such as these hold true in Minnesota. Like previous studies, properties were compared based on variables such as locational data items such as distance to nearest substantial town, paved road, density of other properties and cottages, property's lakefront footage, and lake surface area. Structural variables were also included in the property's value and includes items like age and floor area of the unit, type of water supply and wastewater system, and presence of improvements (additions). Of these variables, lake surface area seems to have a large affect on the range of property values as it may affect individual perceptions of acceptable water quality. For example, smaller lakes in Maine tend to have lower clarities, and people tend to have the expectation that the clarity will be lower on these lakes. However, on a lake that already has a low clarity, a one-meter change is going to be more noticeable than it would be on a larger lake.

Water Quality Makes a Difference to Use Rates and Satisfaction

Surveys^{1 (#e1)} show that water clarity, quality of swimming, and scenic beauty are important to most people when they choose which lake to visit or where to buy property. A noticeable gain in water quality could increase statewide use rates by up to 13% (1.6 million user days) each year, three quarters of this being Maine resident use. Of the total \$107 million increase in economic activity, about \$25 million in additional spending would come into the state. Conversely, a visible decrease in water quality would mean substantially greater losses.

People Are Willing to Pay for Lake Protection

Faced with a potential loss of lake water quality, people told us that they would be willing to pay for the maintenance of good condition^{4 (#f4)}. Maine residents who are transient (day) users only said they would contribute at least \$6 million annually. The potentially high property value loss as well as loss of enjoyment means that shorefront property owners stand to lose as much as \$36,000 per property if water clarity declines. This makes an investment in lake protection a good deal for many lake residents, as we have seen time after time in volunteer projects statewide. Many towns are acknowledging the need to maintain property values (tax base) and their quality of life by subsidizing lake protection projects.

It is clear from our studies that the economic losses due to declines in lake water quality which have already

occurred are real and very large. Beyond mere expenditures and the jobs lakes support, the quality of Maine life is directly linked to the beauty of its lakes.

¹*The Effects of Water Clarity on Economic Values and Economic Impacts on Recreational Uses of Maine's Great Ponds.* Jennifer Schuertz, Kevin Boyle, and Roy Bouchard. Maine Agricultural and Forest Experiment Station Misc. Report 421, Jan 2001, Univ. of Maine.

²*Water Quality Affects Property Prices: A Case Study of Selected Maine Lakes.* Holly Michael, Kevin Boyle, and Roy Bouchard. Maine Agricultural and Forest Experiment Station Misc. Report 398, Feb 1996, Univ. of Maine.

³Boyle, Kevin and Roy Bouchard, 2003. "Water Quality Effects on Property Prices in Northern New England," *LakeLine* Vol 23(3), pp. 24-27.

⁴Economic values and impacts associated with access user's recreational use of Maine's Great Ponds. Jennifer F. Schuetz. MS Thesis. University of Maine August 1998. pp. 87-93.

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Credits



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Formal Shoreland Zoning Application



Town of Poland Planning Board

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

INSTRUCTIONS:

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

Applicant Name:

Date of Board Review:

David S and Ruth E Pease

April 24, 2020

RE: Town of Poland Planning Board Formal Shoreland Zoning Application- Map 36 lot 19; 14 Spruce DR

Members, the lot /camp has been in the Pease family since 1958. With some modifications and modern convenience additions it will be around for future family use.

Your consideration of the enclosed request is most appreciated.

The property is solely owned by David and Ruth Pease after purchasing the other two-thirds from two sisters over the past three years.

DISCRIPTION: Per the site plan as surveyed by Wayne Wood, the existing camp encroaches the neighbor on the West boundary side line. We are considering the following options to perform a cost analysis:

1. Relocate the existing camp onto a full basement foundation with a Bilco Basement Door and at the same time add any allowed footprint addition.
2. Tear down the existing camp and build a new camp on a full foundation with a Bilco basement door. Agree upon location, utilizing any allowed foot print increase.
- 3.

Anticipated Start Date: June 1, 2020

Anticipated Completion: September 1,2020

We look forward to a working relationship with the Planning Board to accomplish our goals.

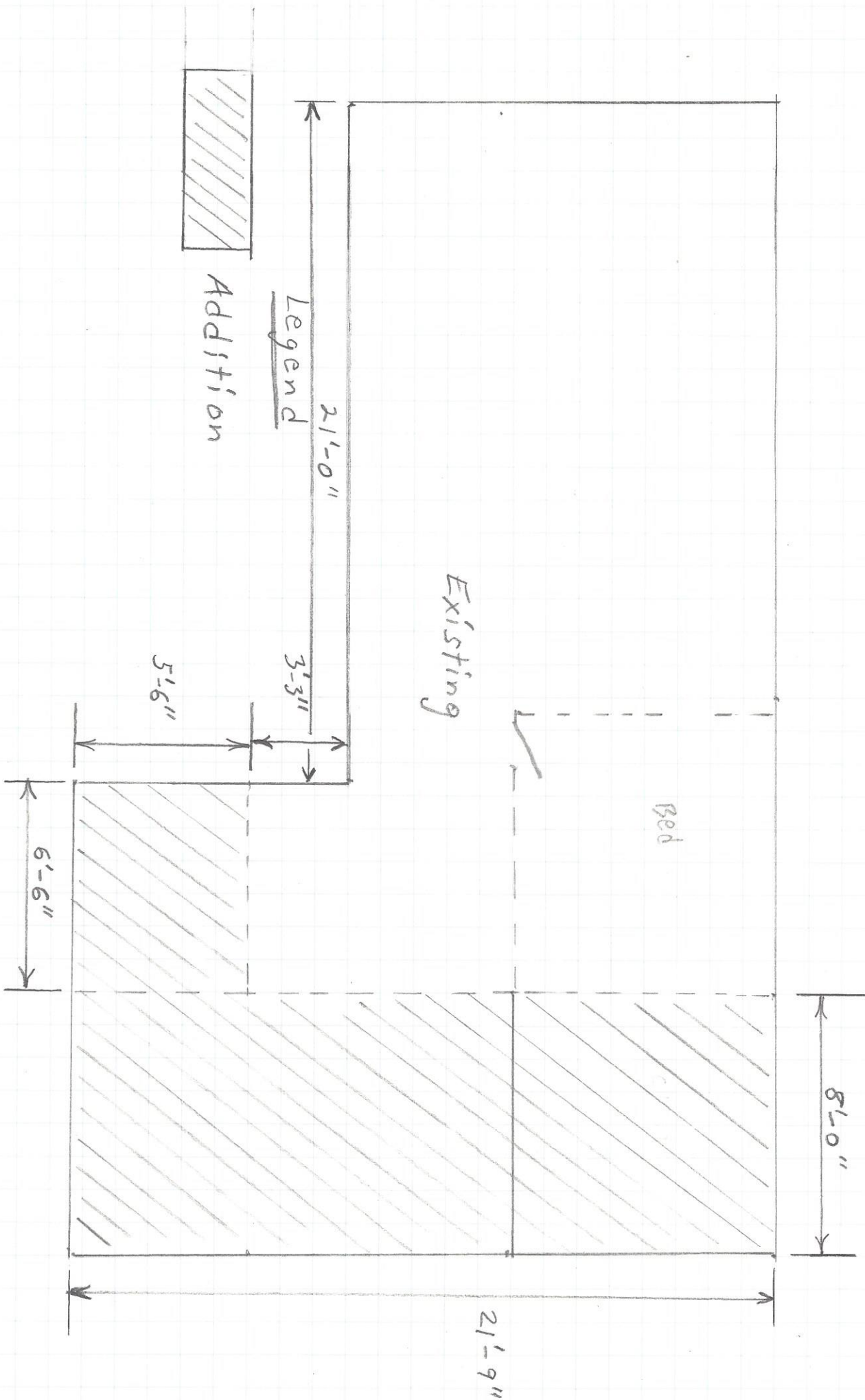
Best Regards,

David and Ruth Pease

653 SE Tanner AVE, PSL, FL 34984-4506 winter;

200 Winthrop RD, Readfield, ME 04355 summer

fourpease@msn.com | 207-512-0522



* Names and address of abutters within 500' :

Michael King
10 Spruce Dr.
Poland, Maine 04274

Daniel True
220 Shaker RD
Gray, ME 04039-9801

Lewis Pillsbury
8 Grimes RD
Rocky Hill, CT 06067

Paul A Gravel
10 Black Duck LN
Poland, ME 04274

James Sullivan Jr.
25 Candlewick LN
Whitman, MA 02382

Application

PARCEL INFORMATION:			
Parcel ID:	Map 36 Lot 19		
Lake Watershed:			
Road Location:			
Lot Size:	11201 (sq. ft.)	Year Created:	1958
Shore Frontage:	91 (ft.)	Road Frontage:	73.52 (ft.)
Zone:	Shoreland	Flood Zone:	
Aquifer Overlay:		Current Use:	Seasonal Cottage

OWNER INFORMATION:	
Name:	David & Ruth Pease
Mailing Address:	200 Winthrop RD, Readfield, ME 04355
Phone #:	207-512-0522

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

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 type="checkbox"/> YES <input checked="" type="checkbox"/> NO
C. Is there an existing Septic System?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
D. Is there an existing road entry?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
<ul style="list-style-type: none"> If YES include any changes or modifications on plans. If NO please submit a copy of appropriate Road/Entrance Application. 	
E. Will there be any existing structures removed?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
<ul style="list-style-type: none"> If YES, submit information about the structure and how it will be disposed of. 	
2. EXISTING LAND DEVELOPMENT & IMPROVEMENTS NOT INCLUDING BUILDINGS	
A. Size of lawns:	NA (sq. ft.)
B. Size of fields:	NA (sq. ft.)
C. Size of driveways/roads:	1048 (sq. ft.)
D. Size of paths or other non-vegetated areas:	NA (sq. ft.)
E. Size of wetlands already filled	NA (sq. ft.)

3. EXISTING MAIN STRUCTURE	
A. Ground Footprint:	418 (sq. ft.)
B. Total gross floor space (exterior dimensions of all floors):	418 (sq. ft.)
C. Road frontage setback:	90 (ft.)
D. Side setback:	0 (ft.)
E. Rear setback:	90 (ft.)
F. Distance to Great Pond:	34 (ft.)
G. Distance to stream:	NA (ft.)
H. Distance to wetlands:	NA (ft.)
Foundation:	<input type="checkbox"/> Full Basement <input type="checkbox"/> Frost Walls <input type="checkbox"/> Slab <input checked="" type="checkbox"/> Piers
4. EXISTING ACCESSORY STRUCTURE	
A. Total number of structures:	2
B. Total ground footprint:	85 (sq. ft.)
C. Total floor space:	85 (sq. ft.)
D. Closest road setback:	90 (ft.)
E. Closest side setback:	4 (ft.)
F. Closest rear setback:	40 (ft.)
G. Distance to Great Pond:	34 (ft.)
H. Distance to Streams:	NA (ft.)
I. Distance to Wetlands:	NA (ft.)
5. TOTAL EXISTING IMPERVIOUS SURFACES	
A. Add 2c + 2d + 3a + 4b:	1583 (sq. ft.)
B. Divide this by lot size in square feet x 100%:	14.13 %
*This number cannot exceed 15%	

Proposed Development

1. WETLANDS TO BE IMPACTED:	0 (sq. ft.)
2. CHANGES IN LANDSCAPE (Can be negative value for size reduction)	
A. Changes in lawn size:	0 (sq. ft.)
B. Changes in buffers:	0 (sq. ft.)
C. Changes in naturally wooded areas:	0 (sq. ft.)
D. Total opening in forest canopy:	0 (sq. ft.)
3. CHANGES IN FOOTPRINT(S) AND DEVELOPED AREA(S)	
A. Changes in building footprint(s):	207.75 (sq. ft.)
B. Changes in driveway/roadway:	-270 (sq. ft.)
C. Changes in patios, walkways, etc:	-35.75 (sq. ft.)
D. Total changes to impervious surfaces (3a + 3b + 3c):	-196 (sq. ft.)
4. PERCENTAGE OF LOT COVERED BY IMPERVIOUS SURFACES	
A. 5. (Total existing impervious surfaces) + 3d (above)/total lot square footage x 100%	12.38 %
*This number cannot exceed 15%	

Required Submissions

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

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

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

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

Disclosure

1. I hereby acknowledge that I have read this application and pertinent sections of the ordinances, and state that the information in this document is to the best of my knowledge true and accurate. I agree to comply with all of the Town of Poland's ordinances and the State of Maine's 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:

David Pease

Date: May 14, 2020

Submissions Checklist

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

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

FOR APPLICANT USE				FOR PLANNING BOARD USE			
Provided	Waiver	N/A	Section 509.8A "Submission Requirements"	Received	On File	Waived	N/A
		✓	Setbacks as required				
		✓	State reasons for location in Resource Protection				
		✓	Culverts				
			<u>(Part two) Road Only</u>				
		✓	Setbacks as required				
		✓	Reasons stated for location in Resource Protection				
		✓	Road expansion according to Chapter 8				
		✓	Road slopes shown < 2H:1V				
		✓	Road Grades < 10%				
		✓	Buffer plan between road and water body				
		✓	Ditch relief shown				
		✓	Turnout spacing shown				
		✓	Drainage dips when < 10% slope				
		✓	Culverts shown				
		✓	Show relief sizing and stabilization				
			<u>Storm water runoff</u>				
		✓	Plans show storm water runoff and retaining areas				
		✓	<u>Clearing of vegetation for development OR individual campsites</u>				
		✓	Cutting of vegetation < 100' from shoreline				
		✓	Preservation of buffer strip				
		✓	Plan showing existing trees and planned cutting				
		✓	Clearing < 40% basal area in any 10 year period				
		✓	Preservation of vegetation < 3' high				
		✓	Pruning of limbs on lower 1/3 of trees				
		✓	Plan of removal and replacement of dead and diseased trees				
		✓	Tree removal plan > 100' and < 250' from shoreline				
		✓	Non-conforming lot legally existing				
		✓	Fields reverted to woodlands follow forested rules				
			<u>Shoreland Access Held In Common</u>				
		✓	Proper water frontage for number of lots that hold access in common				
		✓	<u>Single Family Home in Resource Protection District</u>				
		✓	No place on lot outside Resource Protection where home can be located				
		✓	Lot undeveloped				
		✓	Location of all improvements				
		✓	Slopes > 20%				
		✓	Development 1 ft. above 100 year floodplain				
		✓	Development outside floodplain				
		✓	Total ground footprint < 1500 sq. ft.				
		✓	Structures > 150 ft. from waterline				
✓			<u>Phosphorus Calculations</u>				
		✓	<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)
10 Points for correcting an existing erosion problem on the project site.	
10 Points for a clearing limitation of <15,000 sq. ft. or <20% of lot.	
15 Points for a clearing limitation of <10,000 sq. ft. or <15% of lot.	
15 Points for the installation of rock lined drip edges or other infiltration system to serve the new construction.	
20 Points for a 50 foot wide buffer.	
25 Points for a 75 foot wide buffer.	
30 Points for a 100 foot wide buffer.	
TOTAL	

Authorized Signature: _____

Date: _____

Code Enforcement Officer or Planning Board Chair



Phosphorus Calculation Alternate Form



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

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

Comparison of PPE to TPA:

(lbs./yr.)
*Must be =>0
(oz./yr.)

ADDITIONAL INFORMATION:

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



Fee Schedule



Site Review & Formal Shoreland Zoning

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

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

TOWN OF POLAND



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.

____/____/____

Date of the meeting you are requesting to be scheduled for

Applicant's Name:	
Mailing Address:	
Town, State, Zip:	
Phone Number:	

Type of Application:	<input type="radio"/> Sketch Plan	<input type="radio"/> Site Review	<input type="radio"/> Shoreland	<input type="radio"/> Subdivision	<input type="radio"/> Informational
Map, Lot:					
Road Location:					
Zoning:			Lake Watershed:		
Project Description:					

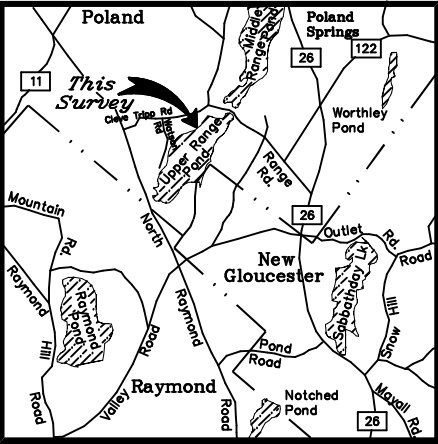
IMPORTANT INFORMATION:

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

Applicant Signature:	<u>David Pease</u>	Date:	_____
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PLAN REFERENCES

1. "Plan of a Section of Land in Poland, Maine on Upper Range Pond as Layed out for Guy A. & Merle A. Chipman" dated July 1958 by R. M. Ridlon, recorded in the Androscoggin County Registry of Deeds in Plan Book 13 on Page 679B.
2. "Plan of a Section of Land in Poland, Maine on Upper Range Pond as Layed out for Guy A. & Merle A. Chipman" dated August 1958 by R. M. Ridlon, recorded in the Androscoggin County Registry of Deeds in Plan Book 13 on Page 679A.
3. "Standard Boundary Survey ~ Plan of Land, Spruce Lane, Poland, Maine made for James V Sr. & Sandra F. Sullivan" dated November 30, 1998 by JKL Land Surveyors.



VICINITY MAP

Impervious Surface Calculations

Total Lot Area	11,201 sq.ft.
Structures:	
Cottage	418 sq.ft.
Out House & Deck	49 sq.ft.
Shed	36 sq.ft.
Stairs	32 sq.ft.
Driveway	1048 sq.ft.
Impervious Coverage of Lot	1583 sq.ft. (14.13%)

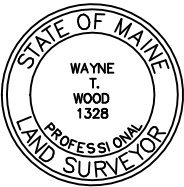
LEGEND

- Iron Pipe or Pin Found as Noted
- ⊘ Utility Pole
- ③ Old Subdivision Lot Number
- Existing Building
- N/F Now or Formerly of
- (2886/45) Deed Book and Page Reference



NOTES

1. Owners of record are David Sherman Pease and Ruth Ellen Pease by deeds recorded in the Androscoggin County Registry of Deeds in Book 10,243 on Page 265 and Book 9686 on Page 59.
2. All bearings are referenced to Magnetic North 1991 as per the plan in Plan Reference #3 and are calculated from angles of an actual on the ground survey.
3. The subject parcel is shown on the Town of Poland, Maine Tax Map #36 as Lot #19.
4. The cottage on this property encroachs onto the property of True.

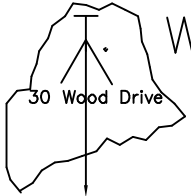


Existing Conditions

At
14 Spruce Drive
in
Poland, Maine
For Owner of Record:
David & Ruth Pease
653 S.E. Tanner Ave. ~ Port Saint Lucie, FL 34984

WAYNE T. WOOD & CO.

Gray, Maine 04039
Drawn By: KLV/WTW
Scale: 1" = 30'
Checked By: WTW
Field Crew: JW/BR



(207)657-3330
Date
February 2020
Job No.
220011A

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.

JUNE / 23 / 2020

Date of the meeting you are requesting to be scheduled for

Applicant's Name:	Patrick + Shelley Shrader
Mailing Address:	P.O. Box 877 - Ken
Town, State, Zip:	KENNEBUNK, ME 04043
Phone Number:	207-590-8252

Type of Application:	<input type="radio"/> Sketch Plan <input type="radio"/> Site Review <input checked="" type="radio"/> Shoreland <input type="radio"/> Subdivision <input type="radio"/> Informational				
Map, Lot:	TM 43 LOT 45				
Road Location:	87 Birch Drive				
Zoning:	Limited Residential		Lake Watershed:	Middle Range	
Project Description:	Minor addition of deck + Raise portion of garage roof. - Removal of old Step, concrete slabs + Shed.				

IMPORTANT INFORMATION:

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

Applicant Signature:	<u>Kind W. Morse</u>	Date: <u>May 22, 2020</u>
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Phone (207) 539-5048
Toll Free 800-926-6205
Fax (207) 539-5049

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

May 21, 2020

Town of Poland Planning Board
1231 Maine Street
Poland, Maine

RE: Shrader – 87 Birch Drive – Middle Range Pond – Poland (TM 43, Lot 45)

Dear Planning Board Members:

On behalf of Patrick and Shelly Shrader, JKL Land Surveying is submitting a Formal Shoreland Zoning Application to add a small deck structure and a covered entry along the southerly side of the house, along with making certain renovations to the exiting garage. Renovations to the garage concern only the lifting of the garage roof that is located 100 feet beyond the normal high water line of Middle Range Pond. The application includes plan showing the new height of the garage not exceeding 35 feet as is defined in Chapter 14 Definitions: "Height of Structure". The property is located within the Limited Residential Zone and identified as Town of Poland Tax Map 43, Lot 45.

In order to accomplish the above objectives, the applicant will need to remove 4 trees as noted on the plan. Also, to retain lot conformity for lot coverage, the applicant will remove certain steps, concrete slabs, and the small shed. Doing these tasks will decrease the lot impervious area by 0.66 percent.

All demolition contractors will be DEP Soil Erosion and Control Certified. All demolition debris is to be disposed by the contractor hired to do the site work.

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

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

Yours truly,



Keith W. Morse, PLS

Formal Shoreland Zoning Application for
Patrick & Shelly Shrader
87 Birch Drive – Middle Range Pond – Poland, Maine

Section	Table of Contents
1	Agent authorization letter
2	Town of Poland Formal Shoreland Zoning Application.
3	Copy of Signed Deed – Rights, Title, and Interest
4	Abutters List
5	Property Card TM 37, Lot 09
6	Tax Map 37
7	Site Location plan
8	Flood Map (FIRM 23001C0294E)
9	Sub-Surface Wastewater Report (HHE 200)
10	Proposed Building Plans
11	Waiver Requests
12	Erosion and Sedimentation Control Plan
13	Site Plan (reduced copy)
14	Plan & Profile (reduced copy)

ARTHORIZATION OF REPRESENTATION

Hi Keith,

From: Patrick J Shrader <pshrader@archgp.com>

Sent: Wednesday, May 6, 2020 11:41 AM

To: keith@jklldandsurveying.com

Subject: 87 Birch Drive - Shrader

Good morning Keith,

Please use this email as authorization to represent us, Shelley and Patrick Shrader, to act on our behalf for the Shoreland Zone Application in Poland.

Thank you,

Patrick

Patrick J Shrader

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:	PATRICK + SHELLEY SHRADER	Date of Board Review:	06 / 23 / 2020
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Application

PARCEL INFORMATION:			
Parcel ID:	0043-0045		
Lake Watershed:	Middle Range Pond		
Road Location:	Birch Drive		
Lot Size:	19458.36 (sq. ft.)	Year Created:	
Shore Frontage:	#103' (ft.)	Road Frontage:	91.97 (ft.)
Zone:	LR	Flood Zone:	AE
Aquifer Overlay:	N/A	Current Use:	Residence

OWNER INFORMATION:	
Name:	Patrick + Shelley Shrader
Mailing Address:	P.O. Box 877, Kennebunk, ME 04043
Phone #:	207-590-8252

APPLICANT INFORMATION:	
Applicant Is:	<input type="checkbox"/> Landowner <input checked="" 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:	Keith W. Morse
Mailing Address:	370 MAIN ST - Oxford, ME 04270
Phone #:	207-754-5937

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

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?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
<ul style="list-style-type: none"> If YES include any changes or modifications on plans. If NO please submit a copy of appropriate Road/Entrance Application. 		
E. Will there be any existing structures removed?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
<ul style="list-style-type: none"> If YES, submit information about the structure and how it will be disposed of. 	Sm. Shed	
2. EXISTING LAND DEVELOPMENT & IMPROVEMENTS NOT INCLUDING BUILDINGS		
A. Size of lawns: + Woods	15,997.4	(sq. ft.)
B. Size of fields:	N/A	(sq. ft.)
C. Size of driveways/roads:	1449.05	(sq. ft.)
D. Size of paths or other non-vegetated areas: deck, steps, SLAB, shed, wall	161.74	(sq. ft.)
E. Size of wetlands already filled	N/A	(sq. ft.)

3. EXISTING MAIN STRUCTURE			
A. Ground Footprint:		2041.10	(sq. ft.)
B. Total gross floor space (exterior dimensions of all floors):		1728.62	(sq. ft.)
C. Road frontage setback:		76.49	(ft.)
D. Side setback:		24.94	(ft.)
E. Rear setback:		—	(ft.)
F. Distance to Great Pond:		43.08	(ft.)
G. Distance to stream:		N/A	(ft.)
H. Distance to wetlands:		N/A	(ft.)
Foundation:	<input checked="" type="checkbox"/> Full Basement	<input checked="" type="checkbox"/> Frost Walls	<input type="checkbox"/> Slab <input type="checkbox"/> Piers
4. EXISTING ACCESSORY STRUCTURE			
A. Total number of structures:	Duck blind IMPERVIOUS STEP 36x6 10x10 9-118.78		
B. Total ground footprint:		113.70	(sq. ft.)
C. Total floor space:		102.19	(sq. ft.)
D. Closest road setback:		51.17	(ft.)
E. Closest side setback:		27.76	(ft.)
F. Closest rear setback:		N/A	(ft.)
G. Distance to Great Pond:		140.32	(ft.)
H. Distance to Streams:		N/A	(ft.)
I. Distance to Wetlands:		N/A	(ft.)
5. TOTAL EXISTING IMPERVIOUS SURFACES			
A. Add 2c + 2d + 3a + 4b:		3765.59	(sq. ft.)
B. Divide this by lot size in square feet x 100%:	$3765.59 / 19458.36 = 0.1935 = 19.35\%$		%
*This number cannot exceed 15%			

Proposed Development

1. WETLANDS TO BE IMPACTED:	0.0	(sq. ft.)
2. CHANGES IN LANDSCAPE (Can be negative value for size reduction)		
A. Changes in lawn size:	0.0	(sq. ft.)
B. Changes in buffers:	0.0	(sq. ft.)
C. Changes in naturally wooded areas:	0.0	(sq. ft.)
D. Total opening in forest canopy:	0.0	(sq. ft.)
3. CHANGES IN FOOTPRINT(S) AND DEVELOPED AREA(S)		
A. Changes in building footprint(s):	0.0	(sq. ft.)
B. Changes in driveway/roadway:	0.0	(sq. ft.)
C. Changes in patios, walkways, etc:	-24.9	(sq. ft.)
D. Total changes to impervious surfaces (3a + 3b + 3c):	-24.9	(sq. ft.)
4. PERCENTAGE OF LOT COVERED BY IMPERVIOUS SURFACES		
A. 5. (Total existing impervious surfaces) + 3d (above)/total lot square footage x 100%	$3738.7 / 19458.4 = 0.1921 \times 100 = 19.21$	
	19.21	%
*This number cannot exceed 15%		

Required Submissions

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

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

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

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

Disclosure

1. I hereby acknowledge that I have read this application and pertinent sections of the ordinances, and state that the information in this document is to the best of my knowledge true and accurate. I agree to comply with all of the Town of Poland's ordinances and the State of Maine's 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:

Keith W. Morse

Date: *05-22-2020*

Submissions Checklist

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

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

FOR APPLICANT USE				FOR PLANNING BOARD USE			
Provided	Waiver	N/A	<u>Section 509.8A "Submission Requirements"</u>	Received	On File	Waived	N/A
✓		✓	Setbacks as required				
		✓	State reasons for location in Resource Protection				
		✓	Culverts				
		✓	(Part two) Road Only				
		✓	Setbacks as required				
		✓	Reasons stated for location in Resource Protection				
		✓	Road expansion according to Chapter 8				
		✓	Road slopes shown < 2H:1V				
		✓	Road Grades < 10%				
		✓	Buffer plan between road and water body				
		✓	Ditch relief shown				
		✓	Turnout spacing shown				
		✓	Drainage dips when < 10% slope				
✓			Culverts shown				
		✓	Show relief sizing and stabilization				
			<u>Storm water runoff</u>				
	✓		Plans show storm water runoff and retaining areas				
			<u>Clearing of vegetation for development OR individual campsites</u>				
✓			Cutting of vegetation < 100' from shoreline				
✓			Preservation of buffer strip				
✓			Plan showing existing trees and planned cutting				
		✓	Clearing < 40% basal area in any 10 year period				
✓			Preservation of vegetation < 3' high				
✓		N/A	Pruning of limbs on lower 1/3 of trees				
			Plan of removal and replacement of dead and diseased trees				
		N/A	Tree removal plan > 100' and < 250' from shoreline				
✓			Non-conforming lot legally existing				
✓			Fields reverted to woodlands follow forested rules				
		N/A	<u>Shoreland Access Held In Common</u>				
		N/A	Proper water frontage for number of lots that hold access in common				
		N/A	<u>Single Family Home in Resource Protection District</u>				
		N/A	No place on lot outside Resource Protection where home can be located				
			Lot undeveloped				
			Location of all improvements				
			Slopes > 20%				
✓		✓	Development 1 ft. above 100 year floodplain				
			Development outside floodplain				
		✓	Total ground footprint < 1500 sq. ft.				
✓		✓	Structures > 150 ft. from waterline				
			<u>Phosphorus Calculations</u>				
		✓	<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)
10 Points for correcting an existing erosion problem on the project site.	
10 Points for a clearing limitation of <15,000 sq. ft. or <20% of lot.	
✓ 15 Points for a clearing limitation of <10,000 sq. ft. or <15% of lot.	
✓ 15 Points for the installation of rock lined drip edges or other infiltration system to serve the new construction.	
✓ 20 Points for a 50 foot wide buffer.	
25 Points for a 75 foot wide buffer.	
30 Points for a 100 foot wide buffer.	
TOTAL	

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

1002040094820

After recording return to:

Patrick J. Shrader
Shelley J. Shrader
P.O. Box 877
Kennebunk, ME 04043

(space above is reserved for recording information)

WARRANTY DEED
Joint Tenancy
Maine Statutory Short Form

KNOW ALL MEN BY THESE PRESENTS, That Raymond E. Mosher, Jr. having a mailing address of 87 Birch Drive, Poland, Maine 04274 for consideration paid, grants to Patrick J. Shrader and Shelley J. Shrader having a mailing address of P.O. Box 877, Kennebunk, Maine 04043 with **WARRANTY COVENANTS**, as joint tenants, the land in Poland in the County of Androscoggin and State of Maine, described as follows:

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

Being Lot Forty-Five (45) as delineated on Plan I of Poland Springs Shores located on Middle Range Pond in Poland, Maine made for Hiram Ricker & Sons by Hugh W. Hastings, II, Surveyor, dated June 4, 1963 and recorded in the Androscoggin County Registry of Deeds, Book of Plans, Book 16, Page 27.

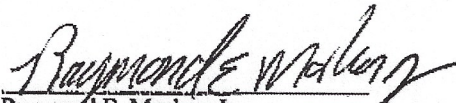
The above described premises are conveyed together with the benefit of and subject to the terms, conditions, matters and restrictions set forth in deed of Hiram Ricker & Sons dated July 22, 1963 and recorded in the Androscoggin County Registry of Deeds in Book 897, Page 288.

Being the same premises conveyed to Raymond E. Mosher, Jr. by deed of Raymond E. Mosher, Jr. Personal Representative of the Estate of Thelma M. Thurlow, dated November 3, 2017 recorded in the Androscoggin County Registry of Deeds in Book 9725, Page 100.

WITNESS my hand this 12th day of May, 2020.

SIGNED, SEALED AND DELIVERED
IN PRESENCE OF:


Witness


Raymond E. Mosher, Jr.



500 foot Abutters List Report

Poland, ME

April 30, 2020

Subject Property:

Parcel Number: 0043-0045
CAMA Number: 0043-0045
Property Address: 87 BIRCH DR.

Mailing Address: MOSHER, RAYMOND E. JR.
87 BIRCH DR.
POLAND, ME 04274

Abutters:

Parcel Number: 0006-0050
CAMA Number: 0006-0050
Property Address: 547 MAINE ST.

Mailing Address: IMAGE INC.
%CYNTHIA ROBBINS 543 MAINE ST.
POLAND, ME 04274

Parcel Number: 0043-0030-3234
CAMA Number: 0043-0030-3234
Property Address: 64 BIRCH DR.

Mailing Address: LINDQUIST, VICTOR A. III
67 BIRCH DR.
POLAND, ME 04274

Parcel Number: 0043-0031-0033
CAMA Number: 0043-0031-0033
Property Address: 61 BIRCH DR.

Mailing Address: ERICKSON, PATRICIA A.
61 BIRCH DR.
POLAND, ME 04274

Parcel Number: 0043-0033-35WV
CAMA Number: 0043-0033-35WV
Property Address: 93 WESTVIEW DR.

Mailing Address: VARRELL, CYNTHIA L.
93 WESTVIEW DR.
POLAND, ME 04274

Parcel Number: 0043-0035
CAMA Number: 0043-0035
Property Address: 67 BIRCH DR.

Mailing Address: LINDQUIST, VICTOR A. III
67 BIRCH DR.
POLAND, ME 04274

Parcel Number: 0043-0036-37WV
CAMA Number: 0043-0036-37WV
Property Address: 74 BIRCH DR.

Mailing Address: BLACKERBY, MARY S.
74 BIRCH DR.
POLAND, ME 04274

Parcel Number: 0043-0038
CAMA Number: 0043-0038
Property Address: 7 SECOND AVE.

Mailing Address: FRIIS, CHARLES R.
7 SECOND AVE.
POLAND, ME 04274

Parcel Number: 0043-0039
CAMA Number: 0043-0039
Property Address: 73 BIRCH DR.

Mailing Address: TIERNEY, FRANCIS J.
103 CALLE CATALINA PLACE
HOUSTON, TX 77007

Parcel Number: 0043-0039-00WV
CAMA Number: 0043-0039-00WV
Property Address: 1 SECOND AVE.

Mailing Address: TIERNEY, FRANCIS J.
36 FIFTH STREET
AUBURN, ME 04210

Parcel Number: 0043-0041
CAMA Number: 0043-0041
Property Address: 77 BIRCH DR.

Mailing Address: CHAMBERLAIN, R. ELLIOTT
77 BIRCH DR.
POLAND, ME 04274



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4/30/2020

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500 foot Abutters List Report

Poland, ME
April 30, 2020

Parcel Number: 0043-0043
CAMA Number: 0043-0043
Property Address: 81 BIRCH DR.

Mailing Address: ETHERIDGE, BENJAMIN D., JR.
37 BROMFIELD ST.
NEWBURYPORT, MA 01950

Parcel Number: 0043-0047
CAMA Number: 0043-0047
Property Address: 91 BIRCH DR.

Mailing Address: FARQUHAR, SUSAN H.
9 FOSSEN WAY
ANDOVER, MA 01810

Parcel Number: 0043-0048
CAMA Number: 0043-0048
Property Address: WESTVIEW DR.

Mailing Address: DICKEY, RAYMOND K.
265 EASTMAN LN
AUBURN, ME 04210

Parcel Number: 0044-0040-41WV
CAMA Number: 0044-0040-41WV
Property Address: 84 BIRCH DR.

Mailing Address: REMS, LLC
P. O. BOX 34
EAST POLAND, ME 04230

Parcel Number: 0044-0042-43WV
CAMA Number: 0044-0042-43WV
Property Address: 88 BIRCH DR.

Mailing Address: DICK, STEPHEN W. II
34 TORREY RD.
POLAND, ME 04274

Parcel Number: 0044-0044
CAMA Number: 0044-0044
Property Address: 96 BIRCH DR.

Mailing Address: ALLOCCA, THERESA L.
96 BIRCH DR.
POLAND, ME 04274

Parcel Number: 0044-0045-00WV
CAMA Number: 0044-0045-00WV
Property Address: WESTVIEW DR.

Mailing Address: REMS, LLC
PO BOX 34
EAST POLAND, ME 04230

Parcel Number: 0044-0046-49WV
CAMA Number: 0044-0046-49WV
Property Address: 102 BIRCH DR.

Mailing Address: MCMAHON, MICHAEL A.
112 PARSONAGE ST.
MARSHFIELD, MA 02050

Parcel Number: 0044-0047-00WV
CAMA Number: 0044-0047-00WV
Property Address: WESTVIEW DR.

Mailing Address: THE GODIN FAMILY TRUST
505 ASCOT MANOR CT.
FENTON, MO 63026

Parcel Number: 0044-0049-0051
CAMA Number: 0044-0049-0051
Property Address: 95 BIRCH DR.

Mailing Address: PROVOST, RICHARD W.
95 BIRCH DR.
POLAND, ME 04274

Parcel Number: 0044-0050
CAMA Number: 0044-0050
Property Address: 108 BIRCH DR.

Mailing Address: GARDNER, ARTHUR P.
25 PARKER ST
MEXICO, ME 04257

Parcel Number: 0044-0051-00WV
CAMA Number: 0044-0051-00WV
Property Address: WESTVIEW DR.

Mailing Address: DIETTER, TINA MARIE
9296 WOODHURST DR.
NAPLES, FL 34120



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4/30/2020

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500 foot Abutters List Report

Poland, ME

April 30, 2020

Parcel Number: 0044-0053
CAMA Number: 0044-0053
Property Address: BIRCH DR.

Mailing Address: LEMIEUX, MARIE
333 STETSON RD.
LEWISTON, ME 04240

Parcel Number: 0044-0055
CAMA Number: 0044-0055
Property Address: 103 BIRCH DR.

Mailing Address: WILLIAMS, ROBERT S.
103 BIRCH DR.
POLAND, ME 04274

Parcel Number: 0044-0057
CAMA Number: 0044-0057
Property Address: 109 BIRCH DR.

Mailing Address: CLEGG, FREDERICK L.
109 BIRCH DR.
POLAND, ME 04274



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4/30/2020

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Abutters List Report - Poland, ME



Town of Poland, Maine

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

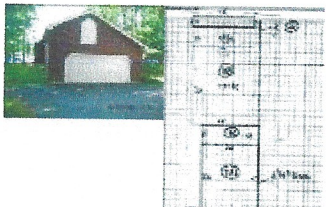
Last Updated 03/31/2020

[Back to List](#)

Map/Lot 0043-0045
Book 9725
Page 100
Account 2723
Location 87 BIRCH DR.
Owner MOSHER, RAYMOND E JR
87 BIRCH DRIVE
POLAND ME 04274

Assessment

Land	263,200
Building	78,300
Taxable	341,500



**Property Information**

Type	Residential
Acreage	0.43
Zone	Shoreland
Neighborhood	Range 4
Street Type	Gravel
Topography	Rolling
Topography	Rough
Utilities	Drilled Well
Utilities	& Septic System

Land

Description	Type	Units	Value
Baselot (Fract)	Fractional Acreage	0.43	245,153
Site Improvement 2	Improvements	1.00	18,000
		0.43	263,200

Building

Value	63,000
Year Built	1962
Area	960
Full Baths	1
Fireplaces	1
Type	Garage 1.25 St
Area	572
Type	Open Porch
Area	176
Type	Slab
Area	176
Type	Shed
Area	100
Type	Wood Deck
Area	144

Tax Detail as of 03/31/2020

Year	Mil Rate	Original	Remaining
2020	14.98	5,115.67	2,558.00
2019	14.98	5,115.67	0.00
2018	14.74	4,649.29	0.00
2017	14.39	4,610.84	0.00
2016	14.2	4,620.96	0.00
2015	14	4,555.88	0.00
2014	13.65	4,441.98	0.00
2013	13.65	4,441.98	0.00

2012	13.4	4,360.63	0.00
2011	13.4	4,360.63	0.00
		46,273.53	2,558.00

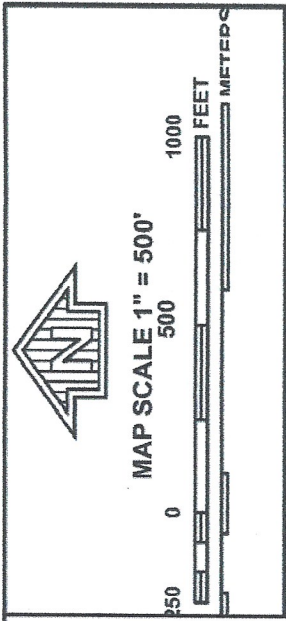
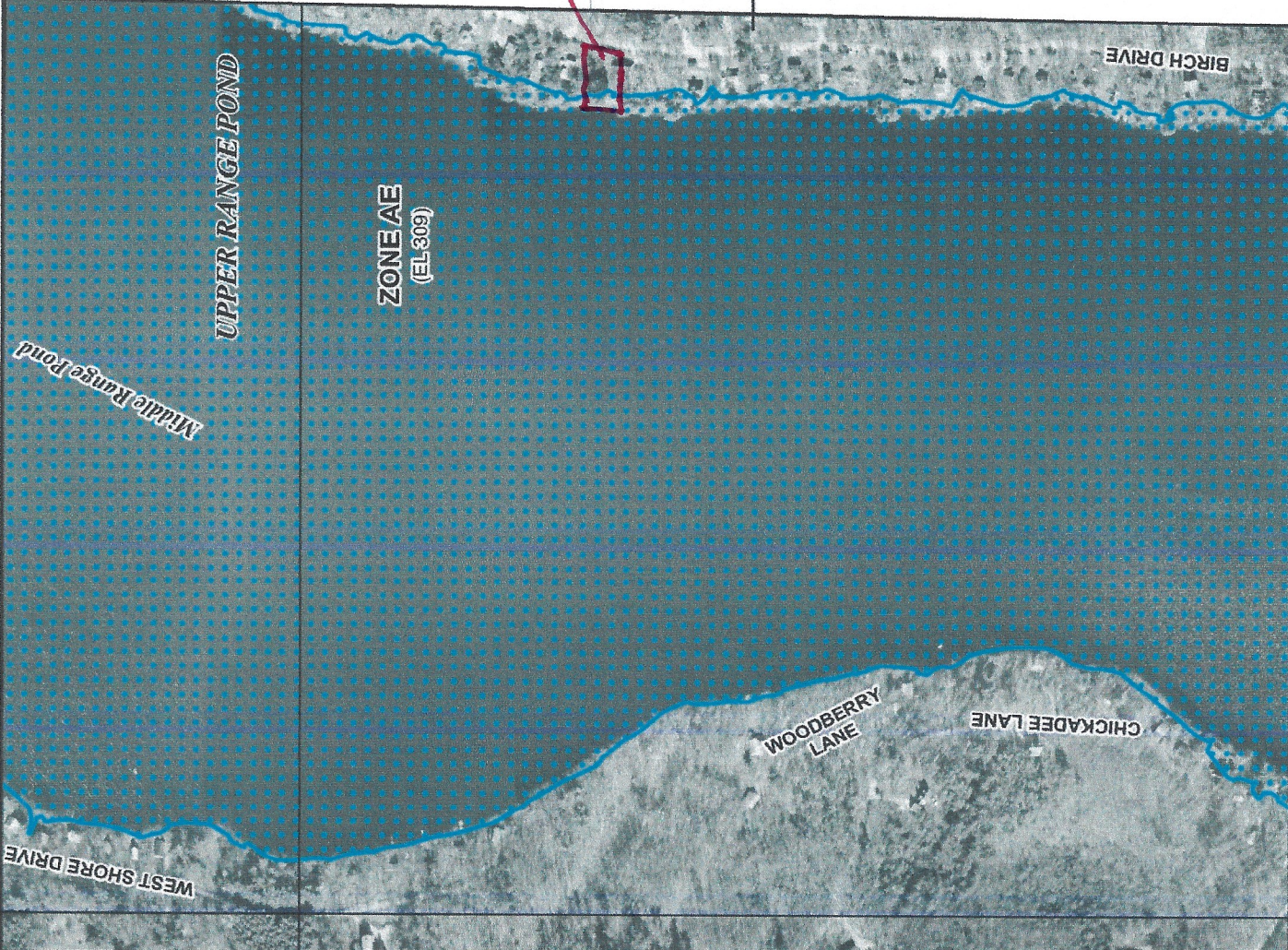
[Back to List](#)

Powered by:

The logo for Harris Computer, featuring the word "HARRIS" in a stylized, blue, serif font with a horizontal line underneath.



44° 01' 52.5"



NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0294E

FIRM

FLOOD INSURANCE RATE MAP

ANDROSCOGGIN

COUNTY, MAINE

(ALL JURISDICTIONS)

PANEL 294 OF 470


(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:	NUMBER	PANEL	SUFFIX
COMMUNITY	233559	0294	E
POLAND TOWN OF			

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

MAP NUMBER
23001C0294E

EFFECTIVE DATE
JULY 8, 2013


Federal Emergency Management Agency

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

HHE200

SEWAGE WASTEWATER DISPOSAL SYSTEM APPLICATION

Department of Human Services
Division of Health Engineering
(207)289-3826

Street: POLAND
Subdivision Lot #: BIRCH DRIVE

PROPERTY OWNERS NAME: PAUL THURLOW

Last Name: THURLOW First: PAUL

Applicant Name: Paul Thurlow

Mailing Address of Owner/Applicant (If Different): 132 ALBA ST PORTLAND, ME 04103

Owner/Applicant Statement: I certify that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Local Plumbing Inspector to deny a Permit.

Signature of Owner/Applicant: Paul Thurlow Date: 8-11-89

PERMIT # 882 STATE COPY 111301 L.P.I. # 844

Caution: Inspection Required
I have inspected the installation authorized above and found it to be in compliance with the Subsurface Wastewater Disposal Rules.

Local Plumbing Inspector Signature: _____ Date Approved: _____

THIS APPLICATION IS FOR:

- ☐ NEW SYSTEM
- ☒ REPLACEMENT SYSTEM
- ☐ EXPANDED SYSTEM
- ☐ EXPERIMENTAL SYSTEM

SEASONAL CONVERSION to be completed by the LPI

- ☐ SYSTEM COMPLIES WITH RULES
- ☐ CONNECTED TO SANITARY SEWER
- ☐ SYSTEM INSTALLED - P#
- ☐ SYSTEM DESIGN RECORDED AND ATTACHED

IF REPLACEMENT SYSTEM: YEAR PERMITS SYSTEM INSTALLED 1969

THE PERMITS SYSTEM IS:

- ☐ BED
- ☐ CHAMBER
- ☒ TRENCH
- ☐ OTHER

SIZE OF PROPERTY 18000 ± ZONING SHORELAND

EXISTING TREATMENT TANK

- ☒ SEPTIC
- ☐ AEROBIC

Regular ☐ Low Profile ☐

SIZE: 750 GALS

SOIL CONDITIONS USED FOR DESIGN PURPOSES

PROFILE 3 D

DEPTH TO LIMITING FACTOR 10

DESIGN DETAILS (SYSTEM LAYOUT SHOWN ON PAGE 3)

WATER CONSERVATION

- ☒ NONE
- ☐ LOW VOLUME TOILET
- ☐ SEPARATED LAUNDRY SYSTEM
- ☐ ALTERNATIVE TOILET

SPECIFY: _____

SIZE RATINGS USED FOR DESIGN PURPOSES

- ☐ SMALL
- ☐ MEDIUM
- ☒ MEDIUM-LARGE
- ☐ LARGE
- ☐ EXTRA LARGE

PUMPING

- ☐ NOT REQUIRED
- ☐ MAY BE REQUIRED (DEPENDENT ON TREATMENT TANK LOCATION AND ELEVATION)
- ☒ REQUIRED

DOSE: 403 GALS

DISPOSAL AREA TYPE/SIZE

- ☒ BED 800 Sq. Ft.
- ☐ CHAMBER 800 Sq. Ft.
- ☐ REGULAR H-20 Linear Ft.
- ☐ TRENCH
- ☐ OTHER

DISPOSAL AREA TYPE/SIZE

CRITERIA USED FOR DESIGN FLOW (BEDROOMS, SEATING, EMPLOYEES, WATER RECORDS, ETC.)

2 BEDROOMS

DESIGN FLOW: 240 (GALLONS/DAY)

TYPE OF WATER SUPPLY: RANGE TANK

INSTALLATION IS:

- ☐ COMPLETE SYSTEM
- ☐ NON-ENGINEERED SYSTEM
- ☐ PRIMITIVE SYSTEM (Includes Alternative Toilet)
- ☐ ENGINEERED (+ 2000 gpd)
- ☐ INDIVIDUALLY INSTALLED COMPONENTS:
- ☐ TREATMENT TANK (ONLY)
- ☐ HOLDING TANK
- ☐ ALTERNATIVE TOILET (ONLY)
- ☐ NON-ENGINEERED DISPOSAL AREA (ONLY)
- ☐ ENGINEERED DISPOSAL AREA (ONLY)
- ☐ SEPARATED LAUNDRY SYSTEM

SITE EVALUATOR STATEMENT

On 9 AUG 89 (date) I conducted a site evaluation for this project and certify that the data reported is accurate. The system I propose is in accordance with the Subsurface Wastewater Disposal Rules.

Site Evaluator Signature: _____

Local Plumbing Inspector's Signature: _____ if permit is for Seasonal Conversion.

SE# 95

Date: 4 AUG 89

Page 1 of 3
HHE-200

**Department of Human Services
Division of Health Engineering**

Town, City, Plantation

Street, Road, Subdivision

Owners Name

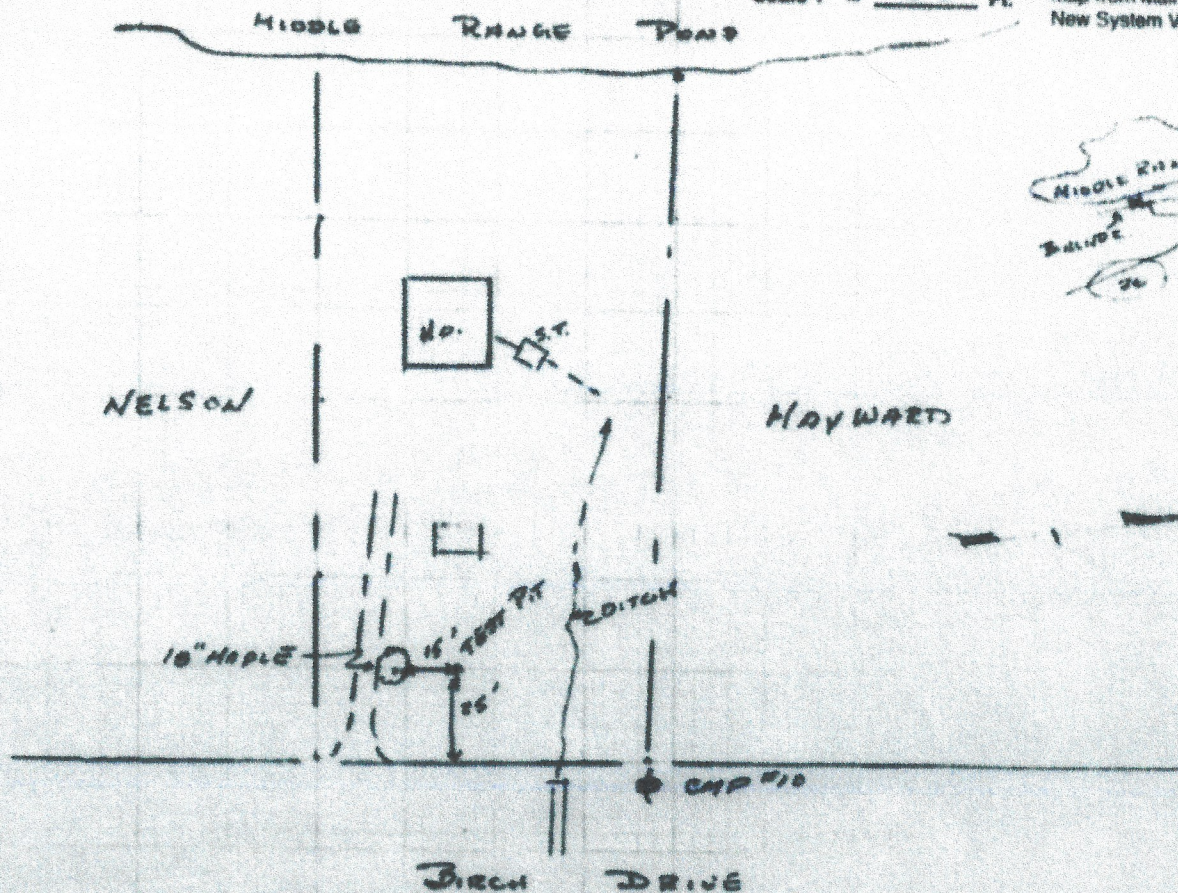
POLAND

BIRCH DRIVE
SITE PLAN

THURLOW, PAUL

Scale 1" = 50 Ft.

**SITE LOCATION PLAN (Attach
Map from Maine Atlas for
New System Variance)**



(Location of Observation Holes Shown Above)

Observation Hole 9150 ☒ Test Pit ☐ Boring

Observation Hole _____ ☐ Test Pit ☐ Boring

3 * Depth of Organic Horizon Above Mineral Soil

* Depth of Organic Horizon Above Mineral Soil

DEPTH BELOW MINERAL SOIL SURFACE (inches)	Depth of Organic Horizon Above Mineral Soil			
	Texture	Consistency	Color	Mottling
0				
5				
10				
15				
20				
25				
30				
35				
40				
45				
50				
55				
60				
65				
70				
75				
80				
85				
90				
95				
100				

Soil	Classification	Slope	Limiting Factor	<input type="checkbox"/> General Usage	<input type="checkbox"/> For Special Layer

Glenn R. Loye
Site Evaluation Signature

95

4-11-37
Date

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Department of Human Services
Division of Health Engineering

Town, City, Plantation

Street, Road, Subdivision

Owners Name

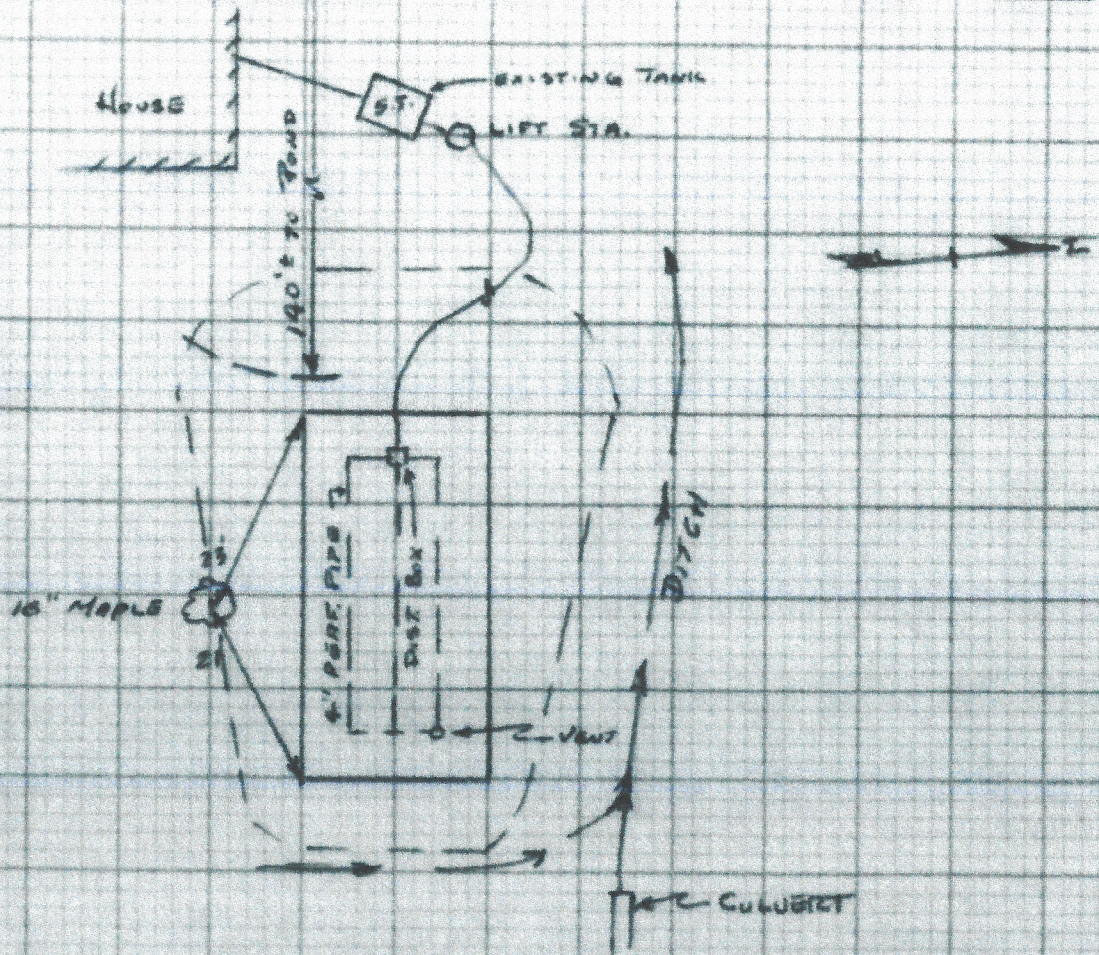
POLAND

BIRCH DRIVE

THURLOW, PAUL

SUBSURFACE WASTEWATER DISPOSAL PLAN

Scale 1" = 20' PL.



FILL REQUIREMENTS

Depth of Fill (Upslope) 26"
Depth of Fill (Downslope) 46"

CONSTRUCTION ELEVATIONS

Reference Elevation is 100'-0"
Bottom of Disposal Area 95'-8"
Top of Distribution Lines or Chambers 99'-7"

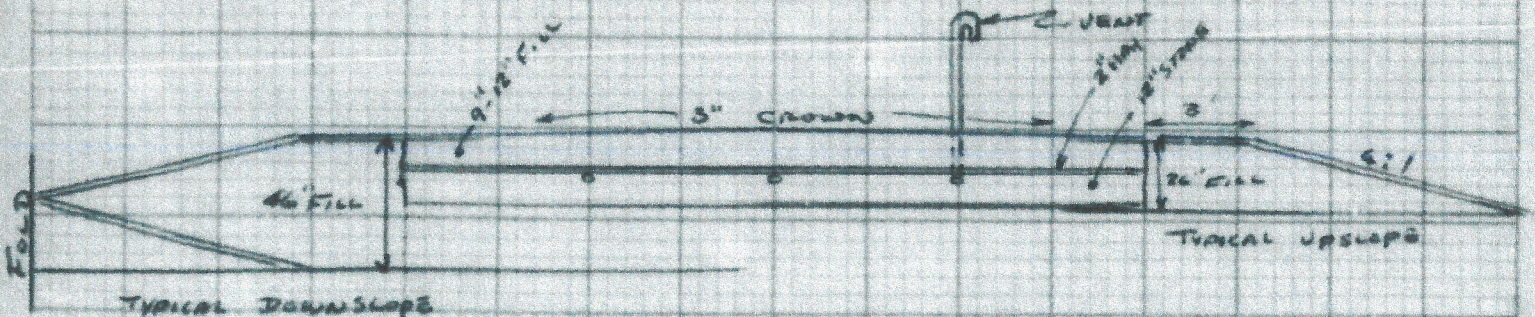
ELEVATION REFERENCE POINT LOCATION & DESCRIPTION

NAIL IN 10" MAPLE

DISPOSAL AREA CROSS SECTION

Scale:

Vertical: 1 inch = 5' PL.
Horizontal: 1 inch = 5' PL.



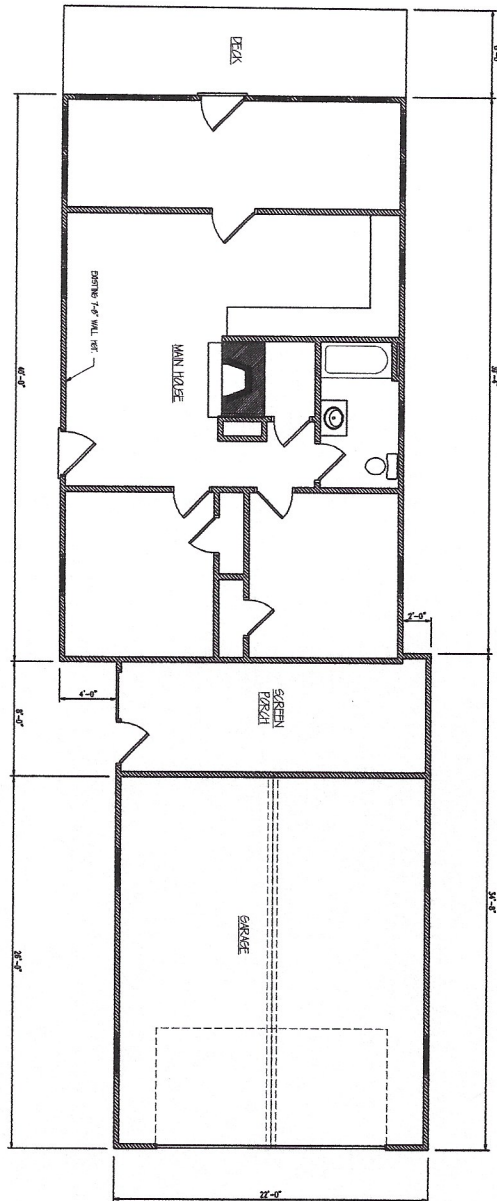
NOTE: SEED ENTIRE BED & SLOPES

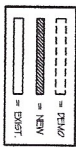
Site Evaluator Signature

95
SEE

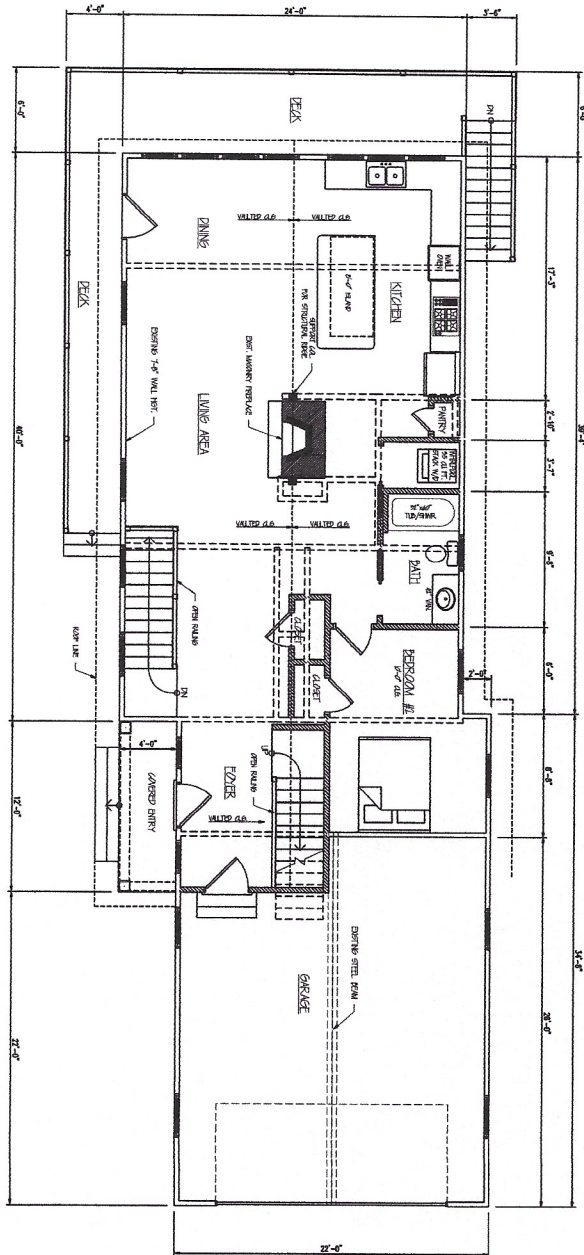
4 AUG '89
Date

AS-BUILT FOOTPRINT

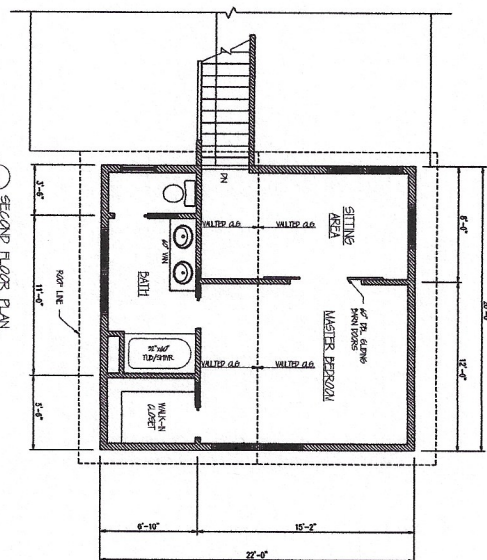




PROPOSED FLOOR PLAN



SECOND FLOOR PLAN AND EXH.



36

REVISIONS:
 REVISION NO.
 DATE
 DESCRIPTION
 PROJECT: 04/07/20
 SHEET NUMBER: 36

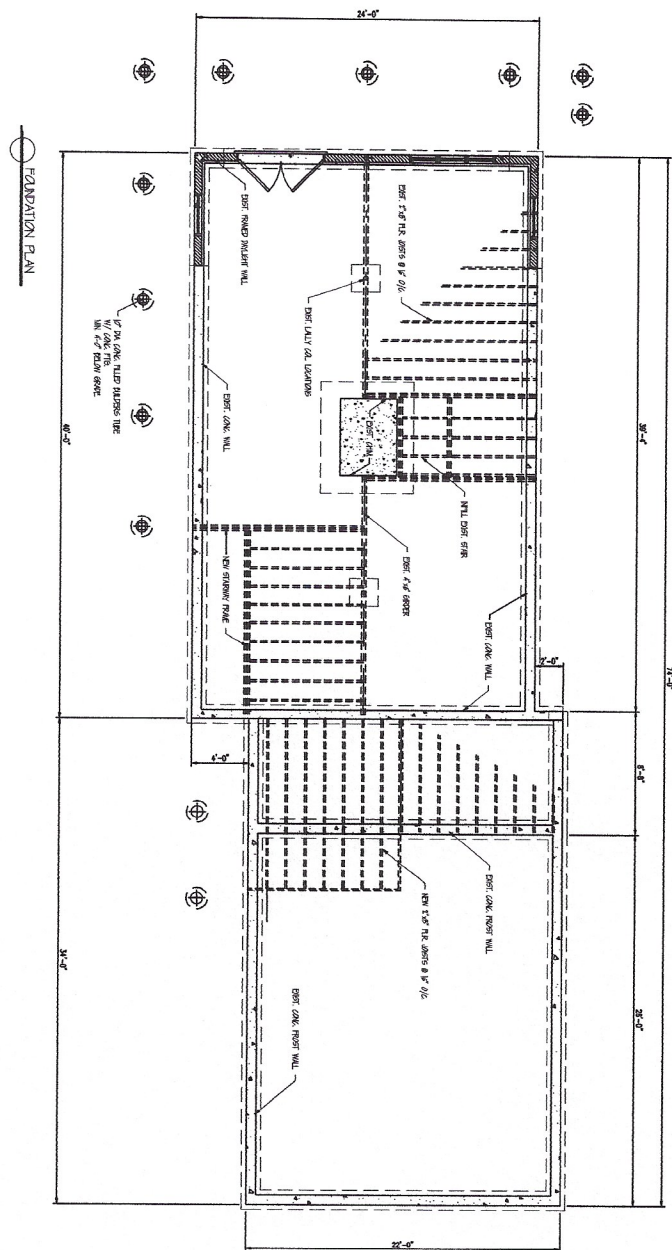
THIS INFORMATION IS PROVIDED TO CUSTOMERS AS A SERVICE OF AND. CUSTOMERS SHOULD APPRECIATE, HOWEVER, THAT THIS INFORMATION IS NOT THE WORK PRODUCT OF ANY ARCHITECT, AND IS NOT A REPRESENTATION OR WARRANTY OF ANY KIND. CUSTOMERS MAY WANT TO CONSULT WITH AN ARCHITECT OR ENGINEER BEFORE TAKING FINAL ACTION WITH REGARD TO ANY PLANNING OR DESIGN. CUSTOMERS SHOULD ALSO APPRECIATE THAT, BY PROVIDING CUSTOMERS WITH THIS INFORMATION, AND DOES NOT REPRESENT THE SOUNDNESS OR SAFETY OF THE INFORMATION FOR ANY PURPOSE OF THE CUSTOMER.

PRELIMINARY DESIGN
 SHRADER RESIDENCE
 87 BIRCH LANE, POLAND



ANDREWS
 HOMES BY DESIGN

44 Frost Farm rd, Bridgton ME, 04009 207-890-6075 andrews.hbd@gmail.com



- of -

Revisions:	
01/01/00	-
Date : 05/01/20	
Scale : 1/4"=1'-0"	
Drawn By: MTA	
Project: A040720	
Sheet Number:	

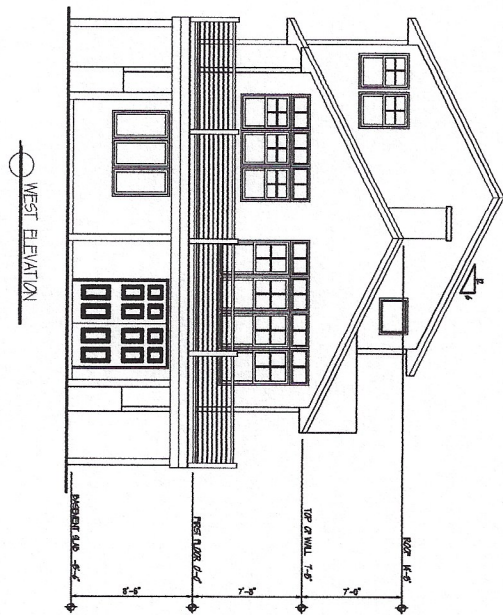
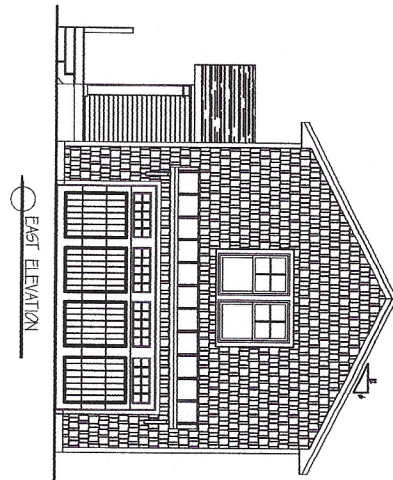
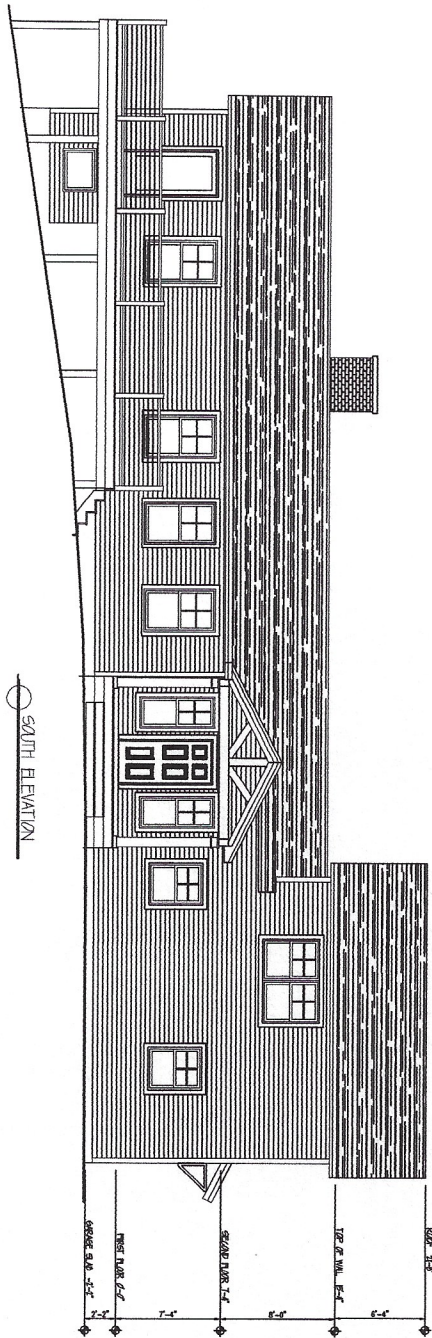
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PRELIMINARY DESIGN
SHRADER PRELIMINARY
87 BIRCH LANE, POLAND



ANDREWS
HOMES BY DESIGN

44 Frost Farm rd. Bridgton ME. 04009 207-890-6075 andrews.hbd@gmail.com



**Formal Shoreland Zoning Application for
Patrick and Shelly Shrader**

WAIVER REQUESTS

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

EROSION AND SEDIMENTATION CONTROL PLAN

Formal Shoreland Zoning Application for Patrick & Shelley Shrader

87 Birch Drive – Middle Range Pond – Poland, Maine

Prepared By:

JKL LAND SURVEYING
Oxford, Maine

INTRODUCTION:

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

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

Temporary Erosion Control:

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

Hay Bale Barriers:

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

Silt Fencing:

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

Stone Check Dams:

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

Temporary Mulch:

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

Topsoil Stockpiles:

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

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

Maintenance of Temporary Measures:

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

Permanent Erosion Control (if necessary):

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

Culverts:

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

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

Ditches:

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

Stone Lined Ditches:

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

Grass Lined Ditches:

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

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

Re-vegetation Measures:

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

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

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

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

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

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

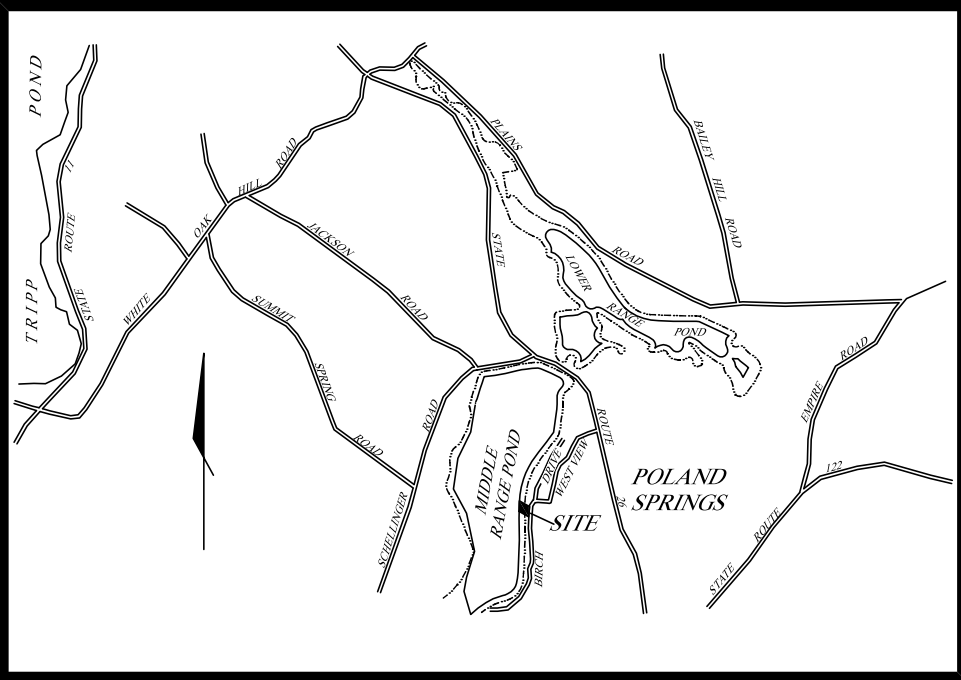
Critical Areas:

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

Maintenance of Permanent Measures:

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

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



SITE LOCATION SKETCH

SCALE: NOT TO SCALE

CONDITIONS OF APPROVAL:

- Soil Erosion Control and Storm water Management Measures shall be in place prior to construction; the Code Enforcement Officer may require additional measures be taken.
- Soil disturbance during the period Mar 1st to May 1st is prohibited.
- Any disturbed soils shall be re-vegetated immediately upon completion of construction and any disturbed soils within 100-ft. of the high water mark shall be re-vegetated per the approved plan.
- This approval will expire twenty-four (24) months from the date of Planning Board approval if the project or the use has not been started within this allotted time.
- Building/use permits shall be obtained prior to the start of construction/use.
- A certified person in erosion control practices by the Maine Department of Environmental Protection must be present at the site each day earthmoving activity occurs for a duration that is sufficient to ensure that proper erosion and sedimentation control practices are followed. This is required until erosion and sedimentation control measures have been installed, which will either stay in place permanently or stay in place until the area is sufficiently covered with vegetation necessary to prevent soil erosion.
- The applicant has agreed to follow the recommendations by Androscoggin County Soil and Water Conservation District regarding pre and post storm water, erosion, and phosphorus issues within the parcel.
- Plan approval is also conditioned upon compliance by the Applicant with the Plans and specifications which have been received by the Planning Board in connection with the development proposal as well as with any oral or written commitments regarding the project which were specifically made by the Applicant to the Board in the course of its deliberations.
- The applicant must apply for and obtain all applicable permits for the proposed development under the Natural Resources Protection Act, Title 38 M.R.S.A. section 480-C, the Site Location of Development Act, the Erosion and Sedimentation Control law, Title 38 M.R.S.A. section 420-C, the Stormwater Management Law, the Federal Clean Waters Act as delegated to the State of Maine, and all other applicable state and federal laws regulating the use or development of land.

EROSION CONTROL MANAGEMENT:

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

- PRIOR TO GRUBBING OR ANY EARTH MOVING OPERATION, SILTATION FENCE WILL BE INSTALLED ACROSS THE SLOPE ON THE CONTOUR AT THE DOWNHILL LIMIT OF THE WORKS AS PROTECTION AGAINST CONSTRUCTION RELATED EROSION.
- STONE CHECKS DAMS WILL BE INSTALLED IN THE DRAINAGE SWALES TO PREVENT EROSION PRIOR TO STABILIZATION OF THE CHANNELS. EROSION CONTROL MESH WILL ALSO BE INSTALLED IN ALL DITCHES TO BE RE VEGETATED.
- PERMANENT SOIL EROSION CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES, OR ANY DISTURBED LAND AREA WILL BE COMPLETED WITHIN FIFTEEN (15) CALENDAR DAYS AFTER FINAL GRADING HAS BEEN COMPLETED. WHEN IT IS NOT POSSIBLE OR PRACTICAL TO PERMANENTLY STABILIZE DISTURBED LAND, TEMPORARY EROSION CONTROL MEASURES WILL BE IMPLEMENTED WITHIN THIRTY (30) CALENDAR DAYS OF EXPOSURE OF SOIL. ALL DISTURBED AREAS WILL BE MULCHED FOR EROSION CONTROL UPON ROUGH GRADING.
- NATIVE TOPSOIL SHALL BE SAVED, STOCKPILED, MULCHED, AND REUSED AS MUCH AS POSSIBLE ON THE SITE. SILTATION FENCE SHALL BE INSTALLED AT THE DOWNHILL LIMIT TO PROTECT AGAINST EROSION. STOCKPILES WILL BE STABILIZED BY SEEDING AND MULCHING UPON FORMATION OF THE PILES. (PILLS) OF THE STOCKPILES, STABILIZATION DITCHES AND/OR BERMS WILL BE CONSTRUCTED TO DIVERT STORM WATER RUNOFF AWAY FROM PILES.
- ALL SILTATION FENCE AND HAY BALE BARRIERS WILL BE INSPECTED BY THE CONTRACTOR ON A WEEKLY BASIS OR FOLLOWING ANY SIGNIFICANT RAINFALL (1/2" OR MORE) OR SNOW MELT. ALL DAMAGED EROSION CONTROL DEVICES WILL BE REPAIRED AND/OR REPLACE IMMEDIATELY. TRAPPED SEDIMENT WILL BE REMOVED BEFORE IT HAS ACCUMULATED TO ONE HALF OF THE INSTALLED SILTATION FENCE OR HAY BALE BARRIER HEIGHT. DEVICES NO LONGER SERVICEABLE DUE TO SEDIMENT ACCUMULATION WILL ALSO BE REPAIRED AND/OR REPLACED AS NECESSARY.
- INTERCEPTED SEDIMENT WILL BE RETURNED TO THE SITE AND INCORPORATED INTO THE PROJECT AREA.
- SHOULD CONSTRUCTION OCCUR AFTER NOVEMBER 15 OF THE YEAR TO BE BUILT, ADDITIONAL EROSION CONTROL MEASURES WILL BE IMPLEMENTED. ALL DISTURBED AREAS WILL BE MINIMIZED AS MUCH AS POSSIBLE. PRIOR TO FREEZING, ADDITIONAL EROSION CONTROL DEVICES WILL BE INSTALLED AS APPROPRIATE INSPECTION OF THESE EROSION CONTROL ITEMS WILL BE CONSTANT, WITH PARTIAL ATTENTION PAID TO WEATHER PREDICTIONS TO ENSURE THAT THESE MEASURES ARE PROPERLY IN PLACE TO HANDLE LARGE AMOUNTS OF RUNOFF FROM HEAVY RAINS OR THAWS.

RECORDING INFORMATION:

ANDROSCOGGIN COUNTY REGISTRY OF DEEDS

RECEIVED _____ AT _____ HOUR _____ MIN _____ M.

AND RECORDED IN PLAN BOOK _____, PAGE _____

ATTEST _____

REGISTRAR

ZONING:

LIMITED RESIDENTIAL ZONE:

Minimum lot area	80,000 sq. ft.
Minimum road frontage	200 ft.
Minimum shore frontage	200 ft.
Maximum impervious surface ratio not to exceed	15%
Maximum height structure not to exceed	35 ft.
Minimum principal structure setbacks:	
Front	20 ft.
Rear	25 ft.
Side	30 ft.
Normal High Water Mark Great Pond	100 ft.
Upland edge of a Wetland	75 ft.
Minimum accessory structure setbacks:	
Front	20 ft.
Rear	25 ft.
Side	20 ft.
Normal High Water Mark Great Pond	100 ft.
Upland edge of a Wetland	75 ft.

EXISTING CONDITIONS Vs. PROPOSED CONDITIONS

EXISTING IMPERVIOUS AREA TABLE		
Impervious Area	Sq. Feet	Percentage
House/Garage	2,041.1	34.6
Asph	99.7	1.7
Slab	9.0	0.2
Slab2	8.0	0.2
Steps	19.7	0.6
Steps2	20.8	0.6
Retwall	1.9	0.0
Retwall2	2.5	0.1
Shed	111.8	3.0
Paved Drive	1,449.1	38.5
Total	5,763.6	100.0

EXISTING LOT COVERAGE:		
IMPERVIOUS AREA	±	3,763.6 sq. ft.
PARCEL AREA	±	19,458.4 sq. ft.
0.1935 x 100 =		19.24%

PROPOSED IMPERVIOUS AREA TABLE		
Impervious Area	Sq. Feet	Percentage
House/Garage3	2,041.1	34.6
Asph	72.8	1.3
CoverdEntry	51.6	1.4
Driveway	1,449.1	38.8
Total	3,738.7	100.0

PROPOSED LOT COVERAGE:		
IMPERVIOUS AREA	±	3,738.7 sq. ft.
PARCEL AREA	±	19,458.4 sq. ft.
0.192 x 100 =		19.21%

TOTAL NET EXPANSION

PROPOSED IMPROVEMENT: ± 3,738.7 sq. ft. - 3,763.6 = -24.9 sq. ft.
EXISTING IMPROVEMENT: 3,763.6 sq. ft.

-24.9 sq. ft. expansion = -0.66% expansion

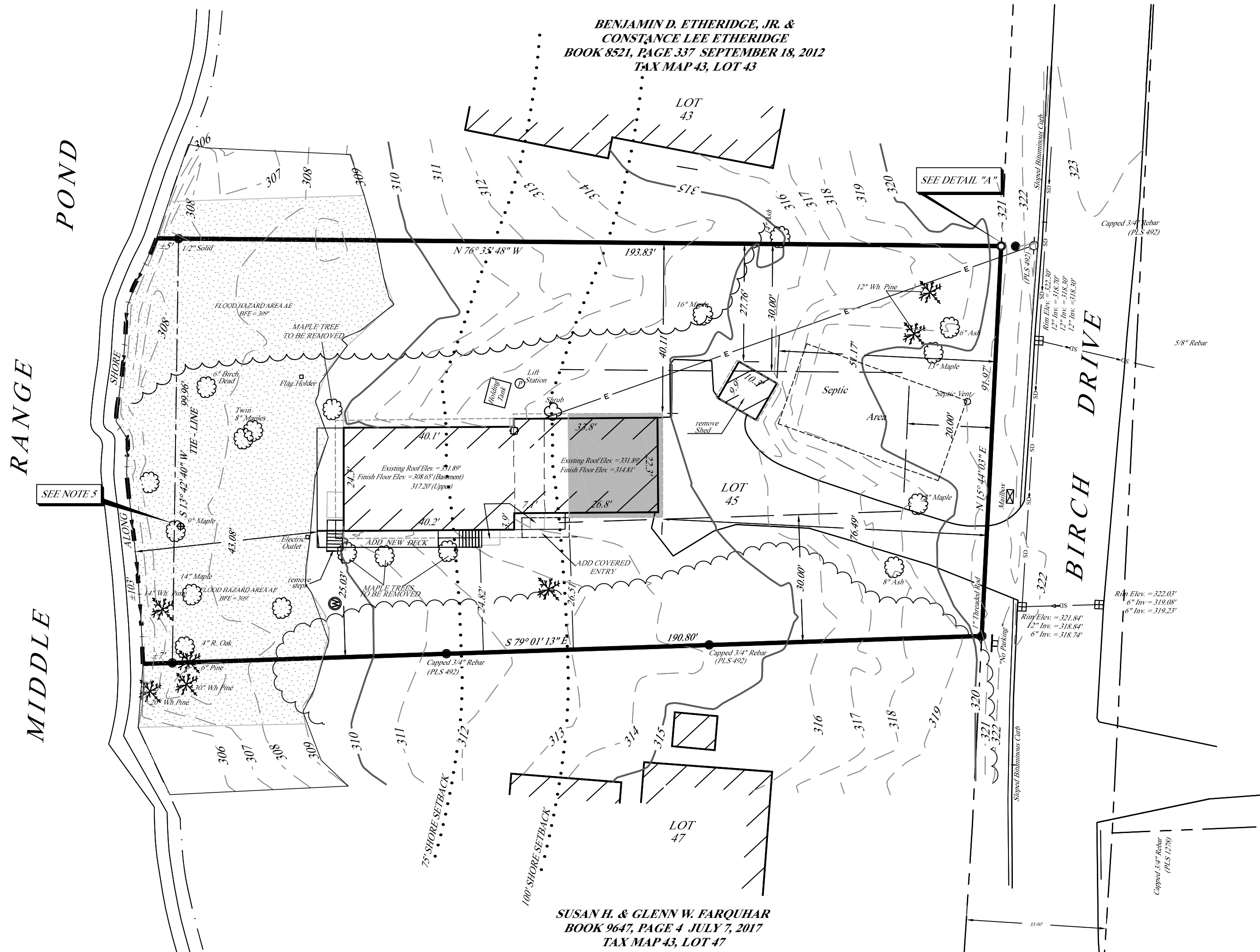
PROPOSED PHOSPHORUS CONTROL MEASURES (MINIMUM OF 30 POINTS REQUIRED)

- Installation of rock lines drip edges serving new construction: 15 points
- Clearing limitation of less than 10,000 sq. ft.: 15 points
- Maintenance for a cumulative fifty-foot wooded buffer on site: 20 points

Total = 50 points

WAIVER REQUESTS

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



TOTAL AREA:

0.45 Acres or 19,458.36 Sq. Feet

CERTIFICATION:

TO THE BEST OF MY KNOWLEDGE, I HAVE USED ORDINARY AND PRUDENT CONDUCT EXPECTED OF PROFESSIONAL LAND SURVEYORS AND THE RESULTS SHOWN HERE REPRESENT THE LICENSEE'S RESPONSIBILITY TO THE PUBLIC AS REQUIRED UNDER THE STANDARDS OF PRACTICE AS DEFINED BY THE BOARD OF LICENSES FOR PROFESSIONAL LAND SURVEYORS (M.R.S.A. TITLE 32, CHAPTER 121 DATED APRIL, 2001).

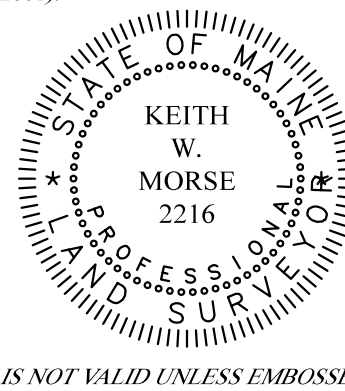
EXCEPT AS FOLLOWS:

- NO WRITTEN REPORT TO DATE.
- NO DEED DESCRIPTION TO DATE.

PLAN PREPARED BY: N.R. III

PLAN CHECKED BY: K.W.M.

THIS PLAN IS NOT VALID UNLESS EMBOSSED ABOVE



LEGEND:

- IRON PIPE FOUND
- IRON PIN SET (5/8" rebar with yellow cap inscribed JKL Land Surveying, PLS 2216)
- N/F
- NOW OR FORMERLY
- UTILITY POLE
- HARDWOOD TREE
- SOFTWOOD TREE
- WELL
- TREE LINE
- RIGHT OF WAY LIMITS/ABUTTERS
- EDGE OF PAVEMENT
- HIGH WATER MARK
- SHORE SETBACKS
- HIGH WATER MARK
- OVERHANG

NOTES:

- BEARINGS ARE REFERENCED TO GRID NORTH - SPC MAINE WEST ZONE - NAD83 WITH A MAGNETIC DECLINATION OF 14° 29' 37".
- DEED REFERENCES ARE MADE TO THE ANDROSCOGGIN COUNTY REGISTRY OF DEEDS - AUBURN, MAINE.
- FLOOD ZONE X AND AE - MAP 23001C0294E EFFECTIVE DATE JULY 8, 2013 - BASE FLOOD ELEVATION: 309'.
- PROPERTY IS DESIGNATED ON TOWN OF POLAND TAX MAP 43, LOT 45.
- ELEVATIONS ARE NAVD 88 DERIVED FROM A GPS OBSERVATIONS AND PROCESSED USING NGS ONLINE POSITIONING USER SYSTEM (OPUS).
TBM "A" ELEV = 309.53' (MAG NAIL SET IN A 9" MAPLE TREE NEAR THE SHORE OF MIDDLE RANGE POND APPROXIMATELY 2.5' ABOVE GROUND).
- BIRCH DRIVE IS THIRTY-THREE FEET WIDE (33') AS TAKEN FROM REFERENCE 3 BELOW.
- BEST MANAGEMENT PRACTICES WILL BE UTILIZED WITHIN THE SHORELAND ZONE TO AVOID SOIL EROSION AND SURFACE RUNOFF FROM ENTERING MIDDLE RANGE POND AND ALL DISTURBED AREAS CAUSED BY THE CONSTRUCTION FOR THE IMPROVEMENT AND ARE TO BE REVEGETATED WITH PLANTINGS OF TREES, SHRUBS AND GRASSES TO STABILIZE CONDITIONS WITHIN THE DISTURBED AREAS.
- ALL UNDERGROUND UTILITIES ARE TO BE FIELD VERIFIED BY DIG SAFE AND/OR THE RESPECTIVE UTILITY COMPANY BEFORE ANY EXCAVATION / DIGGING BEGINS. THIS PLAN DOES NOT ASSURE THE ACCURACY OF UNDERGROUND UTILITIES AS LABELED. THE UNDERGROUND UTILITIES AS SHOWN ON THIS PLAN ARE BASED ON VERBAL INFORMATION PROVIDED BY OTHERS.

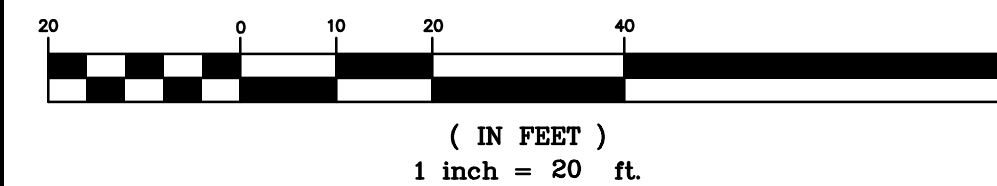
REFERENCES:

- PLAN OF POLAND SPRINGS SHORES DATED MAY, 1963 AND RECORDED IN THE ANDROSCOGGIN COUNTY REGISTRY OF DEEDS IN PLAN BOOK 16, PAGE 27.
- PLAN 2 OF POLAND SPRINGS SHORES DATED JULY, 1963 AND RECORDED IN THE ANDROSCOGGIN COUNTY REGISTRY OF DEEDS IN PLAN BOOK 16, PAGE 30.
- PLAN 3 OF POLAND SPRINGS SHORES DATED SEPTEMBER, 1963 AND RECORDED IN THE ANDROSCOGGIN COUNTY REGISTRY OF DEEDS IN PLAN BOOK 16, PAGE 35A.
- PERIMETER BOUNDARY SURVEY PREPARED FOR STEPHEN W. DICK - BIRCH DRIVE, POLAND, MAINE - DATED SEPTEMBER 20, 2018 BY JKL LAND SURVEYING, OXFORD, MAINE.

OWNER OF RECORD:

PATRICK J. & SHELLEY J. SHRADER
BOOK 10365, PAGE 324 MAY 12, 2020

GRAPHIC SCALE



--- TOPOGRAPHIC AND RETRACEMENT SURVEY ---

PLAN OF PROPERTY

87 BIRCH DRIVE - POLAND, MAINE

MADE FOR

PATRICK & SHELLEY SHRADER

P.O. BOX 877 - KENNEBUNK, MAINE 04043

JKL LAND SURVEYING

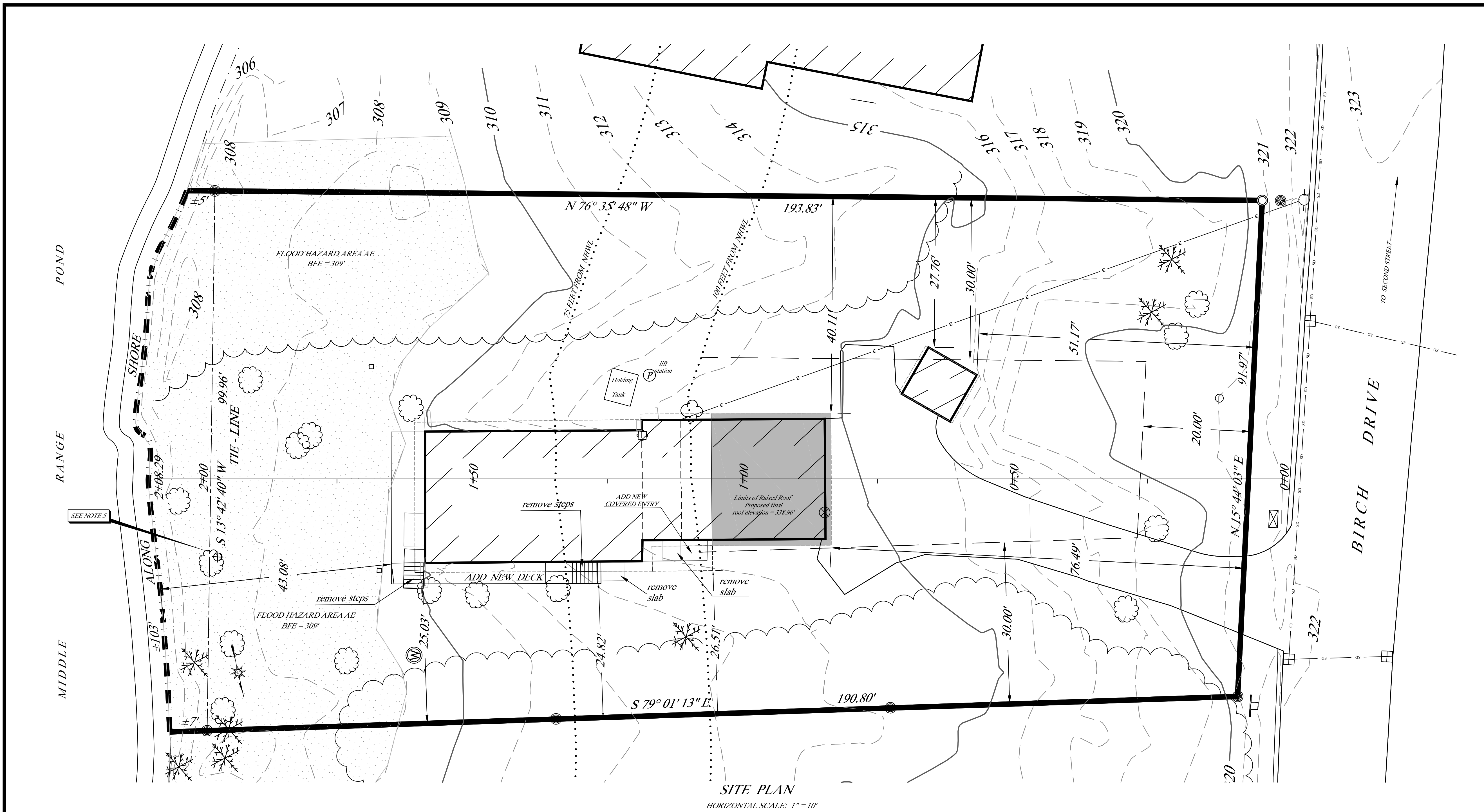
370 MAIN STREET - ROUTE 26 --- OXFORD, MAINE 04270

(207) 539-5048 --- Web Site: jkllandsurveying.com

BOOK: 183 FILE: 1897 JOB NO.: 20026 DATE: SURVEY 2020

MAY 19, 2020

PROVIDING "DIRECTIONS" FOR THE FUTURE



LEGEND:

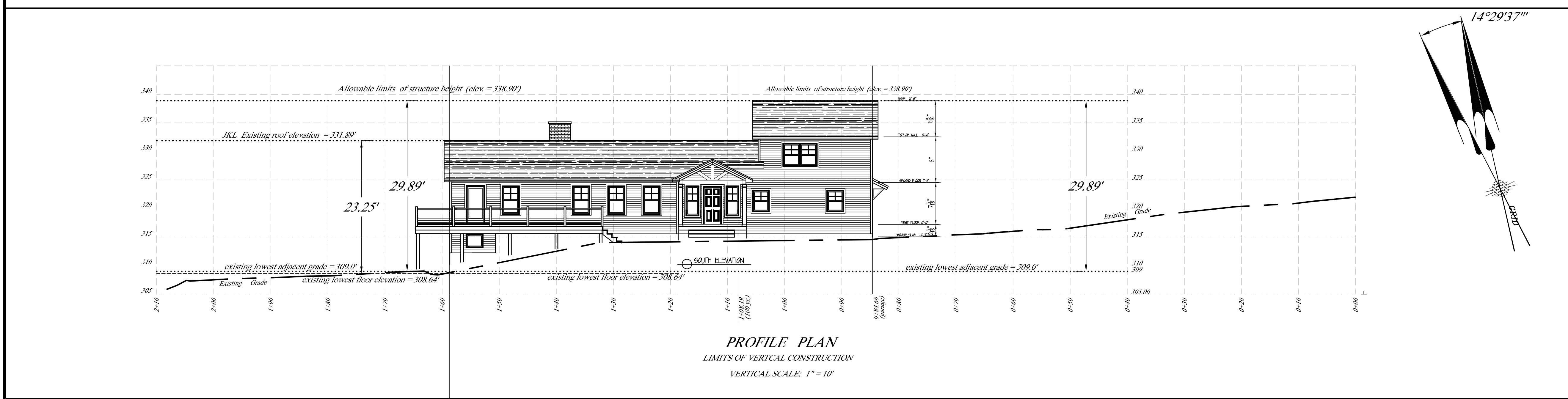
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- === EDGE OF PAVEMENT
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- SHORE SETBACKS
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- 2) DEED REFERENCES ARE MADE TO THE ANDROSCOGGIN COUNTY REGISTRY OF DEEDS - AUBURN, MAINE.
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- 4) PROPERTY IS DESIGNATED ON TOWN OF POLAND TAX MAP 43, LOT 45.
- 5) ELEVATIONS ARE NAVD 88 DERIVED FROM A GPS OBSERVATIONS AND PROCESSED USING NG'S ONLINE POSITIONING USER SYSTEM (OPUS).
- TBM "A" ELEV. = 308.53' (MAG NAIL SET IN TREE APPROXIMATELY 2.5' ABOVE GROUND).
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REFERENCES:

- 1) PLAN OF POLAND SPRINGS SHORES DATED MAY, 1963 AND RECORDED IN THE ANDROSCOGGIN COUNTY REGISTRY OF DEEDS IN PLAN BOOK 16, PAGE 27.
- 2) PLAN 2 OF POLAND SPRINGS SHORES DATED JULY, 1963 AND RECORDED IN THE ANDROSCOGGIN COUNTY REGISTRY OF DEEDS IN PLAN BOOK 16, PAGE 30.
- 3) PLAN 3 OF POLAND SPRINGS SHORES DATED SEPTEMBER, 1963 AND RECORDED IN THE ANDROSCOGGIN COUNTY REGISTRY OF DEEDS IN PLAN BOOK 16, PAGE 35A.
- 4) PERIMETER BOUNDARY SURVEY PREPARED FOR STEPHEN W. DICK - BIRCH DRIVE, POLAND, MAINE - DATED SEPTEMBER 20, 2018 BY JKL LAND SURVEYING, OXFORD, MAINE.



OWNER OF RECORD:
PATRICK J. & SHELLEY J. SHRADER
BOOK 10365, PAGE 324 MAY 12, 2020

GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.

PLAN and PROFILE
87 BIRCH DRIVE - POLAND, MAINE
MADE FOR
PATRICK & SHELLEY SHRADER

P.O. BOX 877 -- KENNEBUNK, MAINE 04043

JKL LAND SURVEYING
370 MAIN STREET - ROUTE 26 --- OXFORD, MAINE 04270
(207) 539-5048 --- Web Site: jklandsurveying.com

BOOK: 183 FILE: 1987 JOB NO.: 20026 DATE: SURVEY 2020 MAY 19, 2020

PROVIDING "DIRECTIONS" FOR THE FUTURE

APPLICANT or CONTACT PERSON:Applicant is: ☒ Landowner ☐ Contractor ☐ Renter ☐ Buyer

If landowner, write "Same" below and continue to next block below. If not the landowner, submit a letter of permission to construct on or use the land, or copy of a contract to buy from the landowner, along with the following information:

Name(s): Same

Company _____

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

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

THIS APPLICATION IS FOR:

(Check all that apply)

- | | |
|----------------------------------------|----------------------------------------------------|
| <input type="checkbox"/> Commercial | <input type="checkbox"/> New Development |
| <input type="checkbox"/> Industrial | <input checked="" type="checkbox"/> Change In Use |
| <input type="checkbox"/> Institutional | <input type="checkbox"/> Expansion of Use |
| <input type="checkbox"/> Governmental | <input type="checkbox"/> Expansion of Structure(s) |
| <input type="checkbox"/> Open Space | <input type="checkbox"/> Resumption of Use |

EXISTING LOT CONDITIONS:

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

1. General

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

No

a. Is there an existing Well

No

b. Is there an existing Septic System

No

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

c. Is there an existing Road Entry

No

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

☒ No

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

d. Any structures to be removed

☒ No

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

2. Existing Land Development & Improvements NOT Including Buildings

a. Size of lawns

or Acres

b. Size of fields

or Acres

c. Size of driveways/roads

d. Size of other non-vegetated areas

e. Wetlands already filled

3. Existing Main Structure

a. Ground Footprint

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

c. Road Frontage Setback

X YesY YesX YesX Yes Yes YesNo Sq. Ft.Changes Sq. Ft. Sq. Ft. Sq. Ft. Sq. Ft.1536 Sq. Ft.1536 Sq. Ft.50 Ft.

- d. Side Setback 85 Ft.
 e. Rear Setback 25 Ft.
 f. Distance to Great Pond X Not applicable (over 250') Ft.
 g. Distance to Stream X Not applicable (over 250') Ft.
 h. Distance to Wetlands X Not applicable (over 250') Ft.
 4. **Foundation Type** Full Basement Frost Walls ☒ Slab Piers
 5. **Existing Accessory Structure(s)**
 a. Total Number of Structures 0
 b. Total Ground Footprint 0 Sq. Ft.
 c. Total Floor Space 0 Sq. Ft.
 d. Closest Road Setback 0 Ft.
 e. Closest Side Setback 0 Ft.
 f. Closest Rear Setback 0 Ft.
 g. Distance to Great Pond N/A Not applicable (over 250') Ft.
 h. Distance to Streams N/A Not applicable (over 250') Ft.
 i. Distance to Wetlands N/A Not applicable (over 250') Ft.
 6. **Total Existing Impervious Surfaces** 0 Sq. Ft.
 a. Add $2c + 2d + 3a + 5b$

PROPOSED DEVELOPMENT:

1. Wetlands to be impacted 0 Sq. Ft.
 2. New footprint(s) and developed area(s):
 a. Changes in building footprint(s) 0 Sq. Ft.
 b. Changes in driveway/roadway 0 Sq. Ft.
 c. Changes in patios, walkways, etc. 0 Sq. Ft.
 d. TOTAL ($2a + 2b + 2c$) 0 Sq. Ft.
 3. Percentage of lot covered by impervious surfaces:
 a. (Equals [areas on line 6 page 2 + line 2d above] / [Total lot area measured in sq. ft.] * 100%) 22.8 %

SUBMISSIONS:

1. **Attach drawings and/or statements describing the following items, if applicable:**
 a. Provide a copy of deed and Tax Assessor's information card.
☒ b. Provide a map of the general area showing land features within at least 1/2 mile of this lot.
 c. Provide site plan(s) of your lot with existing development and its dimensions shown.
 d. Provide site plan(s) of your lot with proposed development and its dimensions shown.
 i. (May be combined on existing development drawing.)
 e. Provide detailed plans of proposed structural development and changes.
 f. Provide statements or drawings of methods of infrastructure:
 i. Water supply
 ii. Sewage disposal
 iii. Fire protection
 iv. Electricity
 v. Solid waste disposal
 g. Type, size, and location of signs.
 h. Number of parking spaces.
 i. Provide phosphorus loading calculation if in a great pond watershed area.
 j. Anticipated date for start of construction.
 k. Anticipated date for completion of construction.
 l. Standard submissions requirements shall follow Section 509.8 of the Comprehensive Land Use Code. Copies of the Code are available for viewing at the Town Office and Library. Copies are available for purchase (\$25.00) in the Code Enforcement Office.
 i. (Use checklist starting on page 6 for summary of usual requirements.)
 m. Other requirements unique to your project added by the Planning Board.

No changes to structure. Interior maintenance + remodeling only

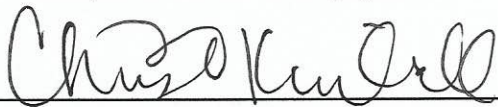
2. **List all state and federal approvals, permits, and licenses required, if any, for the project:**

This includes but is not limited to the following:

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

DISCLOSURE: (READ BEFORE SIGNING)

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



Applicant's Signature(s)

5-1-2020

Date

Submission CHECKLIST

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

For Applicant Use			Section 509.8.A Submission requirements	For Planning Board Use			
Provided	Waiver Request	Not Applicable		Received	On File	Waived	Not Applicable
✓			1. Site Plan Drawings				
✓			2. Signed copy of application				
✓			3.a. Name & address of owner				
✓			Name of development				
✓			Name & address of abutters within 500' of lot for development				
✓			Map of general location				
		✓	Show all contiguous properties				
			Names, Map, & lot #'s on drawings				
✓			Copy of deeds, agreements				
		✓	Engineer/ designer of plans				
on file			Existing Conditions (Site Plan)				
			Zoning Districts on and/or abutting project's lot shown				
			Bearings & Distances shown on drawings				
			Location of utilities, culverts, drains				
			Location, name of existing r/w				
			Location, dimensions of existing structures				
			Location, dimensions of existing roads, walks, parking, loading, etc.				
			Location of intersection within 200'				
			Location of open drains, wetlands, wildlife areas, historic sites, etc.				
			Direction of surface drainage				
			100-yr. Floodplain				
			Signs				
			Easement, covenants, restrictions				
			Proposed Development (Site Plan)				
no changes			Location & dimensions of all new structures. New development delineated from existing development <i>No new structures</i>				
			Setback dimensions shown & met				
			Exterior lighting (Will meet full cutoff requirements)				
			Incineration devices				
			Noise of machinery and operations				
			Type of odors generated				
			Septic system and other soils reports				
			Water supply				
			Raw & finished materials stored outside				
			Contours shown at PB specified intervals				
			Curbs, sidewalks, drives, fences, retaining walls, parking, etc.				
			Landscaping plan				
			Easements, r/w, legal restrictions				
			Abutters' property lines, names				
			TRAFFIC DATA				

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

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

By vote of the Board this application requires an on-site inspection: _____ Yes _____ No

If yes, an onsite inspection is scheduled for ___ / ___ / ___ at ___ : ___ AM ___ PM

By vote of the Board this application requires a public hearing: _____ Yes _____ No

If yes, public hearing is scheduled for ___ / ___ / ___ at ___ : ___ AM ___ PM

Conditions of Approval for Formal Site Review: _____

Planning Board Chair

___ / ___ / ___
Date

Site Review and Shoreland Zoning Review Fees:

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

1. Building and Structures may include up to five times the footprint area of the building for grounds improvements, exclusive of the building footprint, as part of the building review fee.
2. Building and Grounds Improvement Fees. The sum of these two fees may be limited to \$2,500.00 per application at the discretion of the Planning Board. (Junkyards, auto graveyards, recycling business, and towers excluded.
3. Reduced Fees: The Planning Board may, upon application therefore, allow a reduced total site review fees to \$50.00 in any case which it determines that the work for which the permit is sought will be performed within the Shoreland Zone. The project shall be intended solely for the purpose of protecting a Great Pond, Stream, River, or other Natural Resources through the implementation of Conservation, Best Management Practices, or other environmental safeguards. Also, the project shall not result in the enlargement of any building or structure or an intensification of the existing use of the property.
4. Review Escrow Funds may be used by the Town to pay for professional reviews an advice requested by the Planning Board or Code Enforcement Officer related to the applicant's proposed development. Review escrow funds deposited by the applicant not spent during the course of the Town's review shall be returned to the developer within sixty days after the Planning Board's decision on the application is final. If Professional review and advice fees exceed the amount deposited, the developer shall pay the amount outstanding before final approval or any permit is granted.

Town of Poland, Maine
PLANNING BOARD AGENDA REQUEST
ASAP

Date of meeting you are requesting to be scheduled for: ____/____/____ Meetings are normally
conducted from 7:00 to 10:00 PM in the Municipal Conference Room at the Town Office
Map 39 Lot 8 Sub-lot _____

Applicant's Name: Chrissy Kimball - Kimball + Sons Logging + Trucking
Mailing Address: 756 Megguier Hill Rd.
Town, State, Zip: Poland, ME 04274
Home Phone: 207-577-1120 -cell Hours: N/A
Work Phone: _____ Hours: _____

Type of application: Sketch Plan Site Review Shoreland Subdivision Informational
Road location for project: 1184 Maine St.
Zoning: Downtown Village Lake Watershed: _____ Nature of
business to be discussed (Brief description): Changing use of 1 unit
to office space

IMPORTANT - READ CAREFULLY:

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

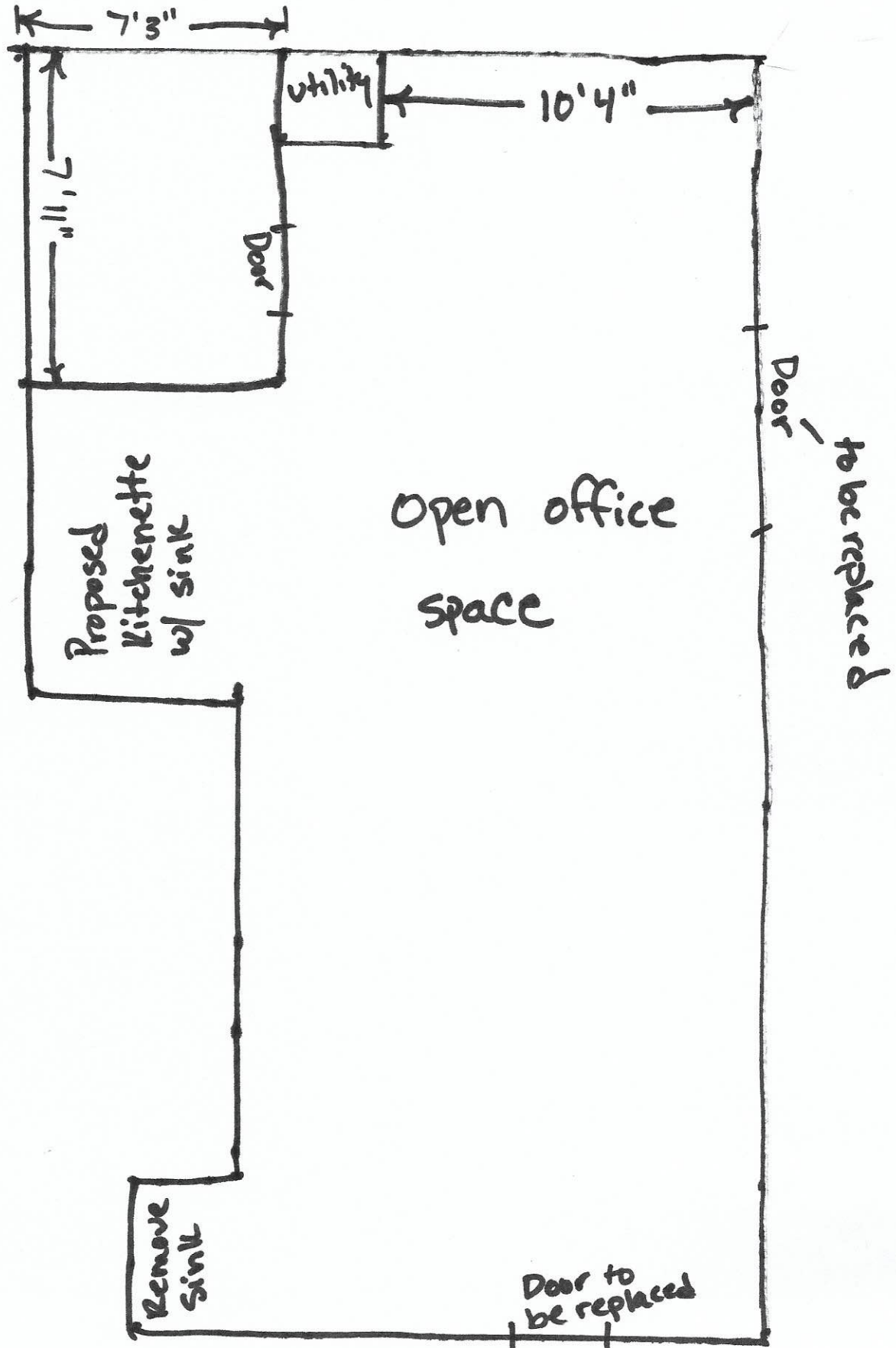
- New business is scheduled on the agenda in the order this office receives this form.
- If you want your application reviewed for contents prior to the meeting, it must be in this office 14 days before the meeting.
- Should the Board choose to adjourn before all business is addressed, all remaining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

Applicant's Signature: Chrissy Kimball Date: 5 / 1 / 2020

OFFICE USE ONLY:

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

Anticipate 1-10 clients per Day.



SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Maine Department of Health & Human Services
Division of Health Engineering
(207) 287-5572 Fax (207) 287-5573

PROPERTY LOCATION		>> CAUTION: PERMIT REQUIRED - ATTACH IN SPACE BELOW
City, Town, or Plantation	<u>POLAND</u>	
Street or Road	<u>1184 MAIN ST. (RT. 26)</u>	
Subdivision, Lot #		
OWNER/APPLICANT INFORMATION		The Subsurface Wastewater Disposal System shall not be installed until a Permit is attached HERE by the Local Plumbing Inspector. The Permit shall authorize the owner or installer to install the disposal system in accordance with this application and the Maine Subsurface Wastewater Disposal Rules.
Name (last, first, MI)	<u>COTE LISA</u> <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Applicant	
Mailing Address of Owner/Applicant	<u>P.O. BOX 1734</u> <u>AUBURN, ME 04211</u>	
Daytime Tel. #	<u>754-6264</u>	
OWNER OR APPLICANT STATEMENT I state and acknowledge that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Department and/or Local Plumbing Inspector to deny a Permit.		CAUTION: INSPECTION REQUIRED I have inspected the installation authorized above and found it to be in compliance with the Subsurface Wastewater Disposal Rules Application.
Signature of Owner or Applicant _____ Date _____		Local Plumbing Inspector Signature _____ (1st) date approval _____

PERMIT INFORMATION		
TYPE OF APPLICATION	THIS APPLICATION REQUIRES	DISPOSAL SYSTEM COMPONENTS
<input type="checkbox"/> 1. First Time System <input checked="" type="checkbox"/> 2. Replacement System Type replaced: <u>UNCERTAIN</u> Year installed: <u>UNCERTAIN</u> <input checked="" type="checkbox"/> 3. Expanded System <input type="checkbox"/> a. Minor Expansion <input type="checkbox"/> b. Major Expansion <input type="checkbox"/> 4. Experimental System <input type="checkbox"/> 5. Seasonal Conversion	<input checked="" type="checkbox"/> 1. No Rule Variance <input type="checkbox"/> 2. First Time System Variance <input type="checkbox"/> a. Local Plumbing Inspector Approval <input type="checkbox"/> b. State & Local Plumbing Inspector Approval <input type="checkbox"/> 3. Replacement System Variance <input type="checkbox"/> a. Local Plumbing Inspector Approval <input type="checkbox"/> b. State & Local Plumbing Inspector Approval <input type="checkbox"/> 4. Minimum Lot Size Variance <input type="checkbox"/> 5. Seasonal Conversion Permit	<input checked="" type="checkbox"/> 1. Complete Non-engineered System <input type="checkbox"/> 2. Primitive System (graywater & all toilet) <input type="checkbox"/> 3. Alternative Toilet, specify: _____ <input type="checkbox"/> 4. Non-engineered Treatment Tank (only) <input type="checkbox"/> 5. Holding Tank _____ gallons <input type="checkbox"/> 6. Non-engineered Disposal Field (only) <input type="checkbox"/> 7. Separated Laundry System <input type="checkbox"/> 8. Complete Engineered System (2000 gpd or more) <input type="checkbox"/> 9. Engineered Treatment Tank (only) <input type="checkbox"/> 10. Engineered Disposal Field (only) <input type="checkbox"/> 11. Pre-treatment, specify: _____ <input checked="" type="checkbox"/> 12. Miscellaneous Components <u>2x6EL A-300</u> <u>SEPTIC TANK</u>
SIZE OF PROPERTY <u>24,517</u> <input checked="" type="checkbox"/> SQ. FT. <input type="checkbox"/> ACRES	DISPOSAL SYSTEM TO SERVE <u>N.S.</u> <input type="checkbox"/> 1. Single Family Dwelling Unit, No. of Bedrooms: _____ <input type="checkbox"/> 2. Multiple Family Dwelling, No. of Units: _____ <input checked="" type="checkbox"/> 3. Other: <u>FROZEN CUSTARD TAKE-OUT + 1 CHAIR BEAUTY SALON + TANNING SALON</u> Current Use <input checked="" type="checkbox"/> Seasonal <input type="checkbox"/> Year-round <input type="checkbox"/> Undeveloped	TYPE OF WATER SUPPLY Proposed <u>LOCATE PROPOSED REPLACEMENT WELL</u> <input checked="" type="checkbox"/> 1. Drilled Well <input type="checkbox"/> 2. Dug Well <input type="checkbox"/> 3. Private <u>100' AND FROM SYSTEM</u> <input type="checkbox"/> 4. Public <input type="checkbox"/> 5. Other
SHORELAND ZONING <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		

DESIGN DETAILS (SYSTEM LAYOUT SHOWN ON PAGE 3)			
TREATMENT TANK <input checked="" type="checkbox"/> 1. Concrete <u>WITH 2x6EL A-300 OUTLET FLTR</u> <input type="checkbox"/> 2. Plastic <input type="checkbox"/> 3. Other: CAPACITY: <u>1000</u> GAL. (MIN.)	DISPOSAL FIELD TYPE & SIZE <input type="checkbox"/> 1. Stone Bed <input type="checkbox"/> 2. Stone Trench <input checked="" type="checkbox"/> 3. Proprietary Device <input type="checkbox"/> a. cluster-array <input checked="" type="checkbox"/> b. Linear <input type="checkbox"/> c. regular load <input type="checkbox"/> d. H-20 load <input type="checkbox"/> 4. Other: SIZE: <u>1200</u> <input checked="" type="checkbox"/> sq. ft. <input type="checkbox"/> lin. ft.	GARBAGE DISPOSAL UNIT <input type="checkbox"/> 1. No <input type="checkbox"/> 2. Yes <input checked="" type="checkbox"/> 3. Maybe If Yes or Maybe, specify one below: <input type="checkbox"/> a. multi-compartment tank <input type="checkbox"/> b. tanks in series <input type="checkbox"/> c. Increase in tank capacity <u>2x6EL</u> <input type="checkbox"/> d. Filter on Tank Outlet <u>A-300</u>	DESIGN FLOW <u>331</u> gallons per day BASED ON: <input type="checkbox"/> 1. Table 501.1 (dwelling unit(s)) <u>6 WORKERS</u> <input checked="" type="checkbox"/> 2. Table 501.2 (other facilities) <u>TOTAL IN SHOW CALCULATIONS A 24 Hrs. PERIOD</u> <u>156 G.P.D x 1.8 + 4 Employees @ 15g.p.d EACH For FROZEN CUSTARD TAKE-OUT + 115 G.P.D For 1 CHAIR BEAUTY SALON + 1 ADDITIONAL WORKER For TANNING SALON.</u>
SOIL DATA & DESIGN CLASS PROFILE CONDITION DESIGN <u>S 1 B 1 2</u> at Observation Hole # <u>TR-1</u> Depth <u>78"</u> of Most Limiting Soil Factor	DISPOSAL FIELD SIZING <input type="checkbox"/> 1. Small—2.0 sq. ft. / gpd <input checked="" type="checkbox"/> 2. Medium—2.6 sq. ft. / gpd <input type="checkbox"/> 3. Medium—Large 3.3 sq. ft. / gpd <input type="checkbox"/> 4. Large—4.1 sq. ft. / gpd <input type="checkbox"/> 5. Extra Large—5.0 sq. ft. / gpd	EFFLUENT/EJECTOR PUMP <input type="checkbox"/> 1. Not Required <input type="checkbox"/> 2. May Be Required <input checked="" type="checkbox"/> 3. Required Specify only for engineered systems: DOSE: _____ gallons	

SITE EVALUATOR STATEMENT			
I certify that on <u>11-1-05</u> (date) I completed a site evaluation on this property and state that the data reported are accurate that the proposed system is in compliance with the State of Maine Subsurface Wastewater Disposal Rules (10-144A CMR 241).			
Site Evaluator Signature <u>NORMAN G. SCOTT</u>	SE # <u>707</u>	Date <u>11-12-05</u>	Revised <u>6-28-06 M.S.</u>
Site Evaluator Name Printed <u>NORMAN G. SCOTT</u>	Telephone Number <u>657-5264</u>	E-mail Address	

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



500 foot Abutters List Report

Poland, ME
September 12, 2019

Subject Property:

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

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

Abutters:

Parcel Number: 0010-0025
CAMA Number: 0010-0025
Property Address: 29 WHITE OAK HILL RD.

Mailing Address: KAHKONEN, KEVIN A.
29 WHITE OAK HILL 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: 0010-0028
CAMA Number: 0010-0028
Property Address: 33 POLAND CORNER RD.

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

Parcel Number: 0010-0028
CAMA Number: 0010-0028-0001
Property Address: POLAND CORNER RD.

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

Parcel Number: 0010-0055
CAMA Number: 0010-0055
Property Address: WHITE OAK HILL RD.

Mailing Address: HOTHAM, MICHAEL T.
P. O. BOX 10
NEW GLOUCESTER, ME 04260

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

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



www.cai-tech.com

9/12/2019

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

Page 1 of 3



500 foot Abutters List Report

Poland, ME
September 12, 2019

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: 0039-0009
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: LAPRE, DEBRA A.
2801 ASHFORD CT.
MIDDLE, NJ 07748

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: GRAIVER, WILLIAM F
324 GRAY RD
FALMOUTH, ME 04105

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: 0039-0024
CAMA Number: 0039-0024
Property Address: 14 WHITE OAK HILL RD.

Mailing Address: GREEN, PETER P., SR.
14 WHITE OAK HILL RD.
POLAND, ME 04274

Parcel Number: 0039-0027
CAMA Number: 0039-0027
Property Address: 13 WHITE OAK HILL RD.

Mailing Address: SKILLINGS, MARK
13 WHITE OAK HILL RD.
POLAND, ME 04274

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

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

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: MILLER, DAWN
P O BOX 271
MINOT, ME 04258



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500 foot Abutters List Report

Poland, ME
September 12, 2019

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

Mailing Address: MAINE TELEPHONE COMPANY
ATTN: TAX DEPT, 2-4 121 SOUTH 17TH
ST
MATTOON, IL 61938

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: 0040-0017
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

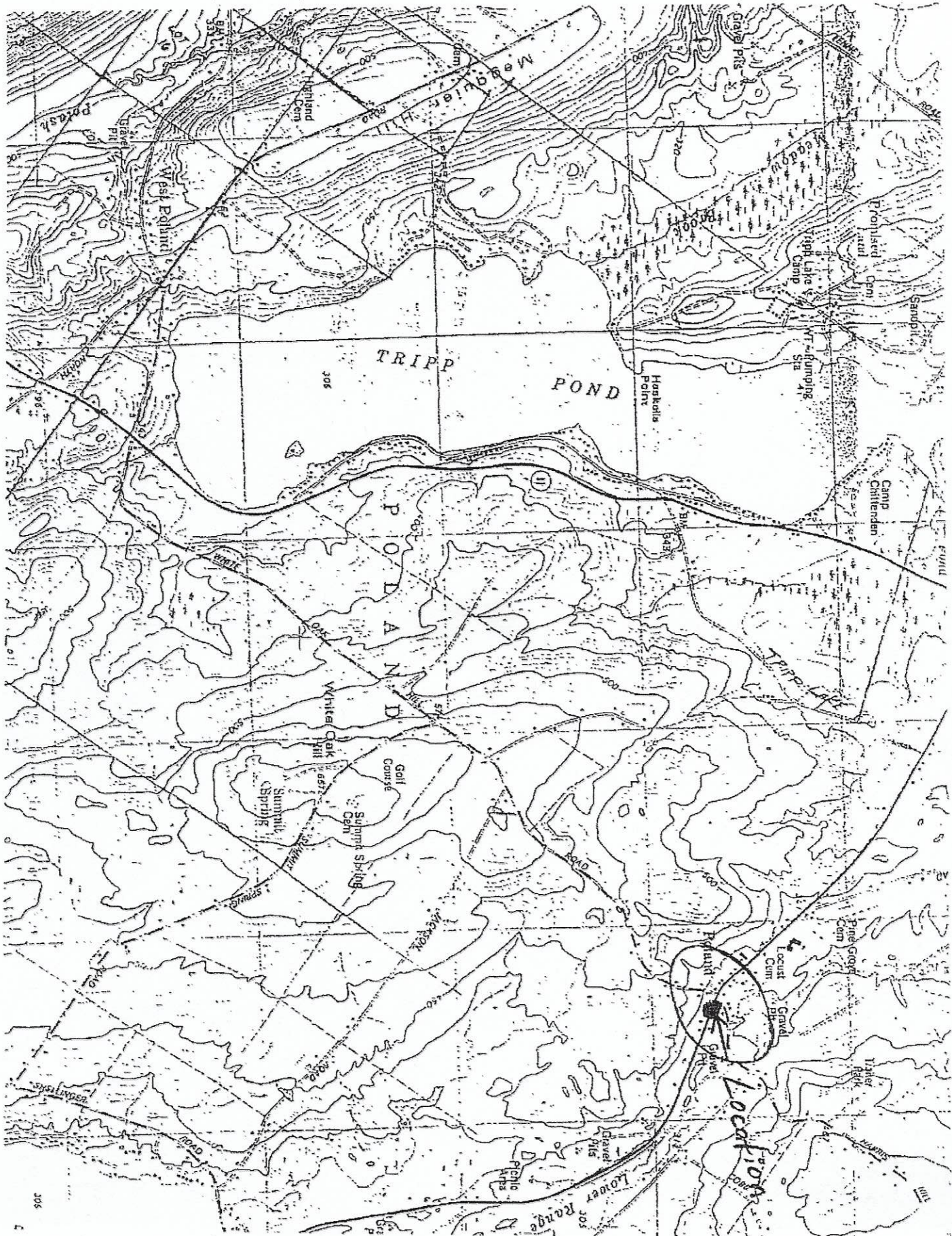


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DLN: 1002040093041

MAINE SHORT FORM WARRANTY DEED

MMAM, LLC, a Maine limited liability company, with a place of business in Poland, Maine, for consideration paid, grants to KIMBALL & SONS LOGGING & TRUCKING, LLC, a Maine limited liability company whose mailing address is 756 Megquier Hill Road, Poland, Maine 04274-7524, with WARRANTY COVENANTS, a certain lot or parcel of land, with any buildings thereon, situated in Poland, County of Androscoggin, and State of Maine, being further described in the attached Exhibit A.

The premises are conveyed subject to any easements and restrictions of record, and this deed includes all rights, easements, privileges and appurtenances belonging to the premises hereinabove described.

IN WITNESS WHEREOF, MMAM, LLC has caused this instrument to be executed in its company name and on its behalf by Mark R. Aube, in his/her capacity as Member, thereunto duly authorized, this 24th day of April, 2020.

Alex S. Parker
Witness

MMAM, LLC

By: Mark R. Aube
Printed Name: Mark R. Aube
Capacity: Member

STATE OF MAINE
COUNTY OF ANDROSCOGGIN, SS.

Then personally appeared the above named Mark R. Aube, in his/her capacity as Member known to me, this 24th day of April, 2020 and acknowledged before me the foregoing instrument to be his/her free act and deed in his/her said capacity and the free act and deed of MMAM, LLC.

Alex S. Parker Bar No. 6167
Notary Public/Attorney at Law
Name: Alex S. Parker
My commission expires: _____

EXHIBIT A**(1184 Maine Street, Poland, Maine)**

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

COMMENCING at the intersection of the road from Poland Post Office to Lewiston, commonly called the Lewiston Road, with the road from Poland Post Office to Portland, commonly called the Portland Road;

THENCE running southeasterly by the said Portland Road, a distance of about two hundred seventy (270) feet to a point agreed upon by the late John S. Briggs as the boundary between his land and the land now or formerly of F. A. Pulsifer at a hub set in the ground;

THENCE by said Pulsifer's land northeasterly a distance of about one hundred ten (110) feet to a hub set in the ground at the northerly corner of said Pulsifer's land, said hub marking the line of land now or formerly of Sarah F. Strout;

THENCE northwesterly along the line of land of said Strout a distance of two hundred forty (240) feet, more or less, to the said Lewiston Road;

THENCE southwesterly along the line of said road a distance of two hundred (200) feet to the point of beginning.

EXCEPTING AND RESERVING that portion of the premises conveyed by Pauline C. Nason to Lester Bridges, by deed dated December 15, 1982, and recorded in said Registry of Deeds in Book 1618, Page 60, to establish the southerly boundary line of said parcel and the northerly boundary line of the premises now or formerly of Lester Bridges. Reference is also made to the deed from Lester Bridges to Pauline C. Nason, dated December 27, 1982, and recorded in said Registry of Deeds in Book 1618, Page 62.

FOR SOURCE OF TITLE reference is made to a Warranty Deed from Mark R. Aube to MMAM, LLC dated January 26, 2006 and recorded in the Androscoggin County Registry of Deeds in Book 6652, Page 78.

TOWN OF POLAND



Road Name Application

Parcel ID #:	Lot 2 B
Closest Existing Road:	Wild Turkey way

Property Owner/Applicant Information

Owner Name:	Caleb Verrill
Mailing Address:	460 North Raymond Road Poland, ME 04274
Phone Number:	207-520-4907
Email Address:	Cverrill04@gmail.com

Name request for new road:

1st Choice: Unexpected way

2nd Choice: Over Yonder way

3rd Choice: Goa Way

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.

Applicant Signature: Caleb Verrill Date: 6/11/20

CEO STATEMENT

I have checked the Town of Poland road names and find the following:

- ☒ None of the names suggested are in use or similar to other road names
☐ Another road is using one of the names: _____
☐ One or more of the names is similar to an existing road: _____

CEO Signature: [Signature] Date: 6-12-20

PLANNING BOARD

The Planning Board recommends the following name: _____

Chairperson Signature: _____ Date: _____

BOARD OF SELECTPERSONS

The Board of Selectpersons Approves the following name: _____

Chairperson Signature: _____ Date: _____