Planning Board Meeting
August 13, 2019 – 7:00 PM
Town Office Conference Room

Meeting Materials

Planning Board
Tuesday, August 13, 2019
7:00 PM – Town Office Conference Room

CALL TO ORDER

MINUTES
July 9, 2019

COMMUNICATIONS

OLD BUSINESS

NEW BUSINESS
Road Name Application – Donald Ferry – 108 Johnson Hill Road – Map 13 Lot 29

Formal Shoreland Zoning Application – David and Mary Eshelman – 83 Chickadee Lane – Map 37 Lot 3

Minor Subdivision Application – Cheryl Skilling and Wayne Verrill – Wild Turkey Way – Map 9 Lot 28 Sub-lots 2B and 3

Findings of Fact and Conclusions of Law for:
Formal Shoreland Zoning Application Amendment – Mark Fiorino – 40 West Shore Drive – Map 46 Lot 11

ANY OTHER BUSINESS

ADJOURNMENT

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

CALL TO ORDER – Vice Chairperson Porter called the meeting to order at 7:00pm with Members Mark Weinberg, Cheryl Skilling, Stephanie Floyd, George Greenwood, Alternate Member Jimmy Walker, and Sarah Merrill present. CEO Scott Neal is absent with notice. Alternate Member Walker is not a voting member for this meeting.

MINUTES – June 11, 2019 – Member Greenwood moved to approve the minutes. Member Weinberg seconded the motion. Discussion: None Vote: 5-yes 0-no

COMMUNICATIONS – None

OLD BUSINESS – None

NEW BUSINESS – Formal Shoreland Zoning Application Amendment – Mark Fiorino – 40 West Shore Drive – Map 46 Lot 11
Keith Morse of JKL Land Surveying presented the amended project to the Board. The Applicant would like to raise the roof 4' while remaining under the maximum height of 20'. Member Greenwood reminded Mr. Morse that any outside lighting must be full cut off lighting as per CLUC requirements.

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

Member Greenwood moved to approve the Formal Shoreland Zoning Application Amendment with the following conditions: the public hearing is waived, and the site walk is waived. Member Weinberg seconded the motion. Discussion: None Vote: 5-yes 0-no

Findings of Fact and Conclusions of Law for:

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

Member Greenwood moved to approve the Findings of Fact. Member Skilling seconded the motion. Discussion: None Vote: 5-yes 0-no

Elect Planning Board Officers
Member Greenwood moved to nominate Vice Chairperson Porter as Chairperson. Member Floyd seconded the motion. Discussion: None Vote: 4-yes 0-no 1-abstained

Member Greenwood moved to nominate Member Floyd as Vice Chairperson. Chairperson Porter seconded the motion.
Discussion: None Vote: 4-yes 0-no 1-abstained

Chairperson Porter moved to nominate Member Weinberg as Secretary. Member Greenwood seconded the motion. Discussion: None Vote: 4-yes 0-no 1-abstained

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

ANY OTHER BUSINESS – None

ADJOURN – Member Greenwood moved to adjourn the meeting at 7:30 pm. Vice Chairperson Floyd seconded the motion. Discussion: None Vote: 5-yes 0-no

Recorded by: Sarah Merrill

Planning Board

_____	_____
James Porter, Vice Chairperson	George Greenwood, Secretary
_____	_____
Mark Weinberg, Member	Stephane Floyd, Member
_____	Not a Voting Member for this Meeting
Cheryl Skilling, Member	James Walker, Alternate Member

TOWN OF POLAND

Road Name Application

Parcel ID #:	MAP 13 - LOT 29
Closest Existing Road:	108 Johnson Hill Rd

Property Owner/Applicant Information

Owner Name:	Donald Ferry
Mailing Address:	108 Johnson Hill Rd, Poland, ME 04274
Phone Number:	207-809-9309
Email Address:	don@buythefire.com

Name request for new road:

1st Choice: FERRY ACRES RD

2nd Choice: FERRY RD

3rd Choice: _____

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: _____ **Date:** 7-5-19

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: _____ Date: _____

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: _____

JOHNSON
130'
200 '
200.3 '
29B
2.02 Ac
442.78 '
436.45 '
430.04 '
29A
900.36 '
200.7 '
164.7 '
1592 '
29C
8.1 Ac
131.22 '
29
22.7 Ac
519.77 '
313.75 '
1147.83 '
30

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:	David Eshelman	**Date of Board Review:**	

0037-0003

Application

8/13/19 PREFERRED

PARCEL INFORMATIO J:	
Parcel ID:	0037-0003

Lake Watershed:	Middle Range Pond		
Road Location:	83 Chickadee Ln		
Lot Size:	~17,850 (sq. ft.)	**Year Created:**	1950 + 1969
Shore Frontage:	~115 (ft.)	**Road Frontage:**	~109 (ft.)
Zone:	Limited Residential	**Flood Zone:**	X* (attached)
Aquifer Overlay:		**Current Use:**	Residential

OWNER INFORMATION:	
Name:	David B Eshelman & Mary B Eshelman (JT)
Mailing Address:	83 Chickadee Ln, Poland, ME 04274
Phone #:	207-240-7339 (Dave cell)

APPLICANT INFORMATION:	
Applicant Is:	X Landowner ☐ Contractor ☐ Renter ☐ Buyer *If applicant is landowner, write "SAME" below. **If not the landowner, please submit a letter of permission to construct on or use the land**, and complete below.
Name:	Same
Mailing Address:	
Phone #:	

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

Existing Lot Conditions

1. GENERAL	
A. Does this lot have any development? (If no, go to proposed development)	X YES ☐ NO
B. Is there an existing well?	☐ YES X NO
C. Is there an existing Septic System?	X YES ☐ NO
D. Is there an existing road entry? • If YES include any changes or modifications on plans. • If NO please submit a copy of appropriate Road/Entrance Application.	X YES ☐ NO
E. Will there be any existing structures removed? • If YES, submit information about the structure and how it will be disposed of.	☐ YES X NO
2. EXISTING LAND DEVELOPMENT & IMPROVEMENTS NOT INCLUDING BUILDINGS	
A. Size of lawns:	<1,500 (sq. ft.)
B. Size of fields:	X (sq. ft.)
C. Size of driveways/roads:	1,200 (sq. ft.)
D. Size of paths or other non-vegetated areas:	80 (sq. ft.)

E. Size of wetlands already filled	X (sq. ft.)

3. EXISTING MAIN STRUCTURE	
A. Ground Footprint:	648 (sq. ft.)
B. Total gross floor space (exterior dimensions of all floors):	960 (sq. ft.)
C. Road frontage setback:	~123 (ft.)
D. Side setback:	~7 (ft.)
E. Rear setback:	See F. (ft.)
F. Distance to Great Pond:	~25 (ft.)
G. Distance to stream:	X (ft.)
H. Distance to wetlands:	X (ft.)
Foundation:	X Full Basement ☐ Frost Walls ☐ Slab ☐ Piers
4. EXISTING ACCESSORY STRUCTURE	
A. Total number of structures:	None
B. Total ground footprint:	(sq. ft.)
C. Total floor space:	(sq. ft.)
D. Closest road setback:	(ft.)
E. Closest side setback:	(ft.)
F. Closest rear setback:	(ft.)
G. Distance to Great Pond:	(ft.)
H. Distance to Streams:	(ft.)
I. Distance to Wetlands:	(ft.)
5. TOTAL EXISTING IMPERVIOUS SURFACES	
A. Add 2c + 2d + 3a + 4b:	1,928 (sq. ft.)
B. Divide this by lot size in square feet x 100%:	10.8%
	***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:	400 (sq. ft.)
D. Total opening in forest canopy:	(sq. ft.)
3. CHANGES IN FOOTPRINT(S) AND DEVELOPED AREA(S)	
A. Changes in building footprint(s):	0 (sq. ft.)
B. Changes in driveway/roadway:	0 (sq. ft.)
C. Changes in patios, walkways, etc:	0 (sq. ft.)
D. Total changes to impervious surfaces (3a + 3b + 3c):	0 (sq. ft.)
4. PERCENTAGE OF LOT COVERED BY IMPERVIOUS SURFACES	

A. 5. (Total existing impervious surfaces) + 3d (above)/total lot square footage x 100% (1928+400) ÷ 17,850	13.0 % ***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 fo r building expansion.
- Anticipated date for start of construction. ASAP
- Anticipated date for completion of construction. 1 DAY
- 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:

N/A

Disclosure

1. I hereby acknowledge that I have read this application and pertinent sections of the ordinances, and state that the information in this document is to the best of my knowledge true and accurate. I agree to comply with all of the Town of Poland's ordinances and the State of Maine's statues regulating the activities sought in this application as well as any permit(s) approved for this application.

2. I understand that all construction of structures shall conform to the *Maine Uniform Building and Energy Code* and the *NFPA 101 Life Safety Code, 2009.*

3. I understand that any approval is valid for only the use(s) as specified in this application. The permitting authority must approve any change(s) made to the use(s) sought in the application. Any approval issued for this application is approved on the basis of truthful information provided by the applicant(s), and as allowed by the ordinances of the town.

4. I understand that it is my responsibility to assure that the lot description herein accurately describes its ownership, its boundary lines, and the setback measurements from the legal boundary lines. 5. I understand that I have the burden of proof as to the legal right to use the property, and that approval of this application in no way relieves me of this burden. Any approval issued does not constitute a resolution in favor of me or the landowner in any matters regarding the property boundaries, ownership, or similar ties.

6. I understand that all necessary **Building and Use Permits** shall be secured from the Code Enforcement Office after the Planning Board grants approval of this application.

7. I understand that a **Certificate of Occupancy** shall be required prior to the start of any use or occupancy associated with this application unless a signed written waiver is issued with the permit. Fines and penalties may be issued if use or occupancy is stated prior to the issuance of the certificate.

8. I understand that the approval becomes invalid if construction or use has not commenced within twelve (12) months of the approval date, construction is suspended for more than six (6) months and no notice for just cause is submitted prior to the end of the six (6) months, or it is found that false statements have been furnished in this application.

9. I understand that if I fail to comply with the aforementioned statements, a **"STOP WORK"** order may be issued for which I will immediately halt any construction and/or use(s) that are approved for this application. This failure may also require that I return the property to its natural state or as closely thereto before the use(s) was/were approved.

10. I understand that failure to follow these requirements will lead to **Violation Notices** and Citations that have fines and penalties. This in turn can lead to civil proceedings in District Court.

11. I understand that all **state and federal permits** are my responsibility as the applicant and/or owner.

Applicant Signature:	[signature] **Date:** 7/24/2019

Submissions Checklist

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

FOR APPLICANT USE				FOR PLANNING BOARD USE			
Provided	**Waiver**	**N/A**	**Section 509.8A *"Submission Requirements"***	**Received**	**On File**	**Waived**	**N/A**
X			**Site Plan drawings**				
X			**Signed copy of application**				
X			**Name & Address of owner**				
X			**Name & Address of all abutters within 500 feet of your lot**				
X			**Map of general location**				
X			**Show all adjacent properties**				
X			**Name, Map & Lot numbers on drawings**				
X			**Copy of Deeds & Agreements**				
			Name of designer on plans				
			Section 508.30 Shoreland Areas				
			Structure & Site Plan drawing				
X			**New structure set back 100' from lake, 75' from streams & wetlands**				

		X	Water dependent structures indicated				
X			Setbacks or structures shown in drawings				
X			Show all structures				
X			Side and road setbacks shown				
		X	Need for larger than required setbacks				
X			Steep slopes shown				
		X	Multiple Principle Structures have required land area				
			Piers, Wharves, Bridges				
		X	Shore access soils described				
		X	Locations of development and natural beaches shown				
		X	Effect on fish & wildlife				
		X	Dimensions of structures shown				
		X	Superstructure on piers				
		X	Use of pier superstructures				
		X	Permanent structures have DEP permit				
			Individual Private Campsites				
		X	Show land area for each site				
		X	Campsite setbacks are shown				
		X	Type of development for sites				
		X	Amount of clearing for vegetation				
		X	Sewage disposal plan				
		X	SSWS approved if used > 120 days				
			Parking Areas				
		X	Parking areas setbacks shown				
		X	Parking areas sized & designed for storm water				
			(Part one) Driveways Only				

FOR APPLICANT USE				FOR PLANNING BOARD USE			
Provided	Waiver	N/A	Section 509.8A *"Submission Requirements"*	Received	On File	Waived	N/A
		X	Setbacks as required				
		X	State reasons for location in Resource Protection				
		X	Culverts				
			(Part two) Road Only				
		X	Setbacks as required				
		X	Reasons stated for location in Resource Protection				
		X	Road expansion according to Chapter 8				
		X	Road slopes shown < 2H:1V				
		X	Road Grades < 10%				
		X	Buffer plan between road and water body				
		X	Ditch relief shown				
		X	Turnout spacing shown				

		X	Drainage dips when < 10% slope				
		X	Culverts shown				
		X	Show relief sizing and stabilization				
			Storm water runoff				
		X	Plans show storm water runoff and retaining areas				
			Clearing of vegetation for development OR individual campsites				
			Cutting of vegetation < 100' from shoreline				
		X	Preservation of buffer strip				
		X	Plan showing existing trees and planned cutting				
		X	Clearing < 40% basal area in any 10 year period				
		X	Preservation of vegetation < 3' high				
		X	Pruning of limbs on lower 1/3 of trees				
		X	Plan of removal and replacement of dead and diseased trees				
X ONLY MINOR CLEARING			Tree removal plan > 100' and < 250 ' from shoreline				
X			Non-conforming lot legally existing				
		X	Fields reverted to woodlands follow forested rules				
			Shoreland Access Held In Common				
		X	Proper water frontage for number of lots that hold access in common				
			Single Family Home in Resource Protection District				
		X	No place on lot outside Resource Protection where home can be located				
		X	Lot undeveloped				
		X	Location of all improvements				
		X	Slopes > 20%				
		X	Development 1 ft. above 100 year floodplain				
		X	Development outside floodplain				
		X	Total ground footprint < 1500 sq. ft.				
		X	Structures > 150 ft. from waterline				
		X	Phosphorus Calculations				
		X	Copies of state, federal permits (if applicable)				

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

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

Conditions of Approval: _____

_____

_____

_____

_____

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

CODE ENFORCEMENT

Phosphorus Calculation Form

N/A

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

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

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

TOTAL	

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

CODE ENFORCEMENT

Phosphorus Calculation Alternate Form

N/A

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

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

Comparison of PPE to TPA:

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

ADDITIONAL INFORMATION:

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

CODE ENFORCEMENT

Fee Schedule

Site Review & Formal Shoreland Zoning

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

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

TOWN OF POLAND

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

Planning Board Agenda *Request*

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

8 / 13 / 2019

Date of the meeting you are requesting to be scheduled for

Applicant's Name:	David & Mary Eshelman
Mailing Address:	83 Chickadee Ln
Town, State, Zip:	Poland, ME 04274
Phone Number:	207-240-7339 (Dave – cell)

Type of Application:	○ Sketch Plan ○ Site Review X Shoreland ○ Subdivision ○ Informational		
Map, Lot:	0037-0003		
Road Location:	83 Chickadee Ln		
Zoning:	Limited Residential	**Lake Watershed:**	Middle Range Pond
Project Description:	Extend existing gravel-based parking area on to my land to create a total of 20' x 20' parking area to park my own vehicles on my own land. At least 50 square feet of the total 400 is currently gravel parking surface. My existing driveway is about 20% grade and not suitable for regular cars.		

IMPORTANT INFORMATION:

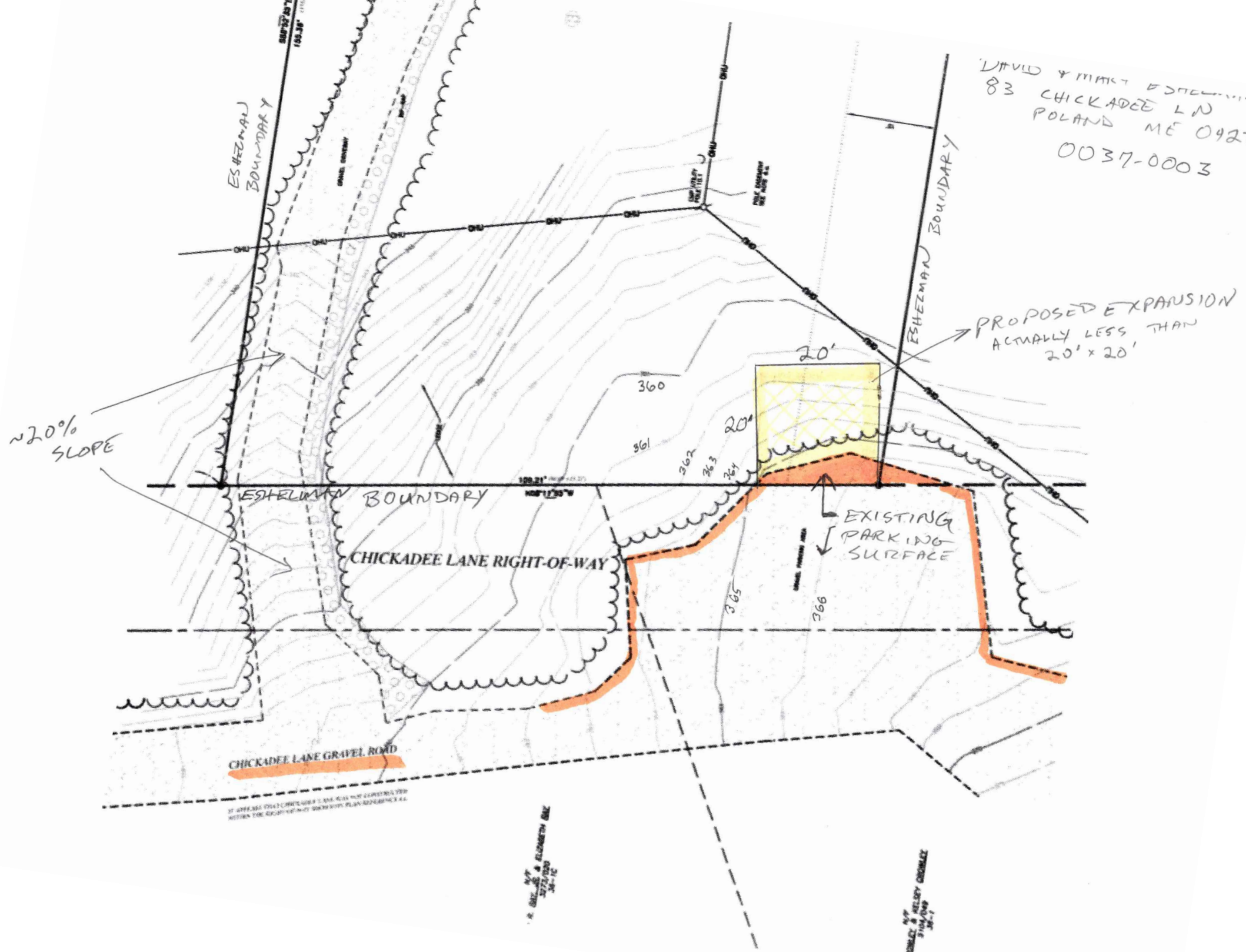
- This office must receive the original application, plus nine (9) copies, one digital PDF copy (on either cd or usb), and appropriate fees by Friday at 1:00 pm, eleven days (11) prior to the stated meeting to be put on the upcoming agenda.
- New business is scheduled on the agenda in the order this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

- Should to board choose to adjourn before all business is addresses, all remaining business will be tabled until the next available meeting.
- Unfinished business is conducted before new business is addressed.

Applicant Signature:	**Date:** 7/24/2019

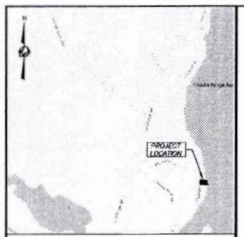
In 2008 I cooperated (through both personal labor as well as financially) with the Androscoggin County Soil & Water Conservation District to implement a reasonably major storm water abatement project on my driveway. The objective of that project was to reduce sediment entering the lake via my driveway. I continue to maintain that system personally.

The area of the currently proposed project is not connected in any way to that 2008 area of improvement.

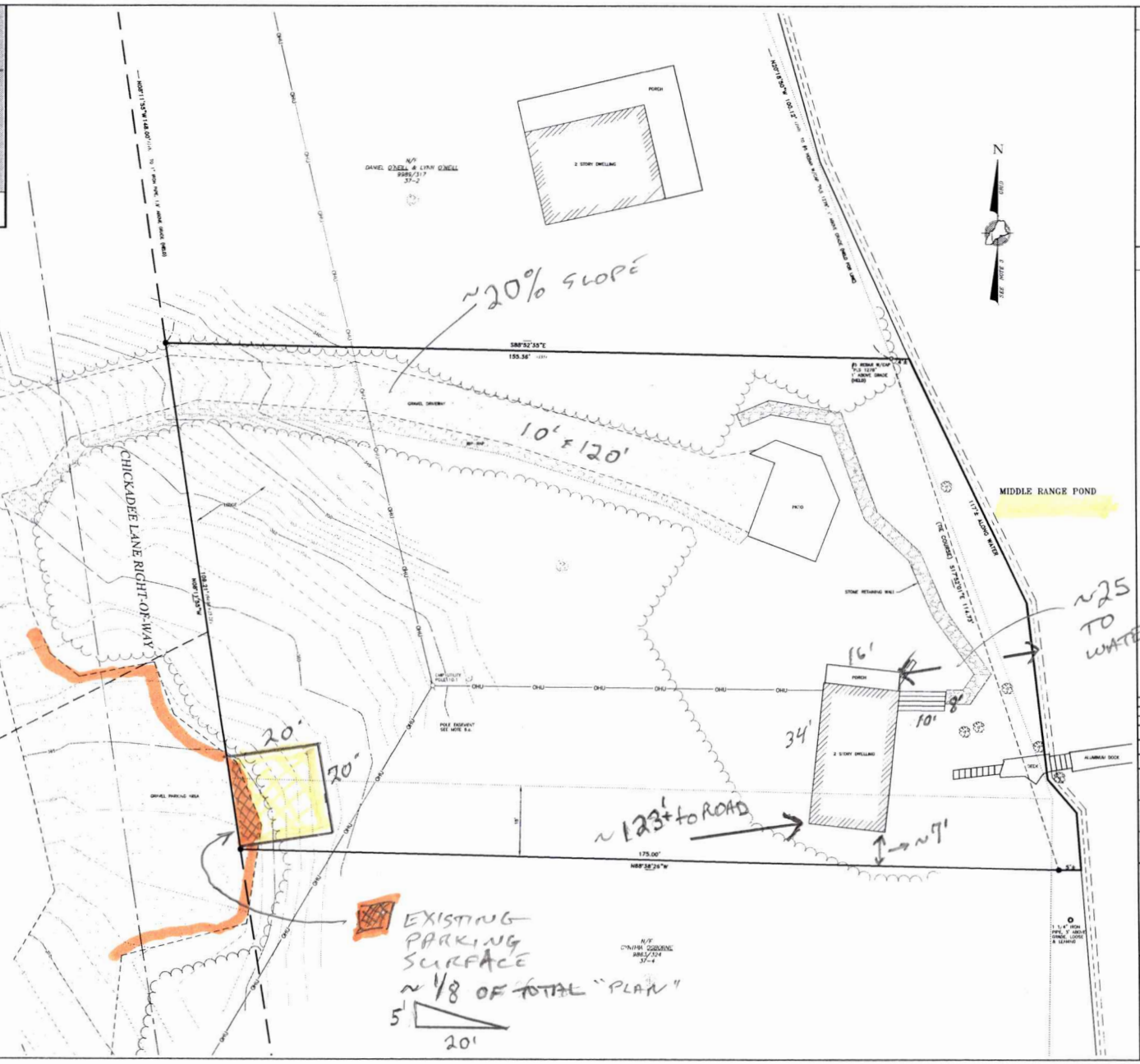

DAVID & MARY ESHELMAN
83 CHICKADEE LN
POLAND ME 0927
0037-0003
ESHELMAN BOUNDARY
ESHELMAN BOUNDARY
ESHELMAN BOUNDARY
PROPOSED EXPANSION
ACTUALLY LESS THAN
20' x 20'
20'
20'
~20% SLOPE
360
361
362
363
364
365
366
EXISTING PARKING SURFACE
CHICKADEE LANE RIGHT-OF-WAY
CHICKADEE LANE GRAVEL ROAD

83 CHICKADEE LN
POLAND, ME 04274

0037-0003



VICINITY MAP
N.T.S.



LEGEND

- #5 REBAR WITH PLASTIC CAP (SET 5-31-2019)
- FOUND IRON (SIZE & TYPE AS NOTED)
- UTILITY POLE (NUMBER AS NOTED)
- GUY WIRE ANCHOR
- FOUND DECIDUOUS TREE (SIZE & TYPE AS NOTED)
- FOUND CONIFEROUS TREE (SIZE & TYPE AS NOTED)
- TREE LINE (APPROXIMATE)
- BOUNDARY LINE
- EASEMENT LINE
- EDGE OF WATER
- EDGE OF GRAVEL
- EDGE OF PAVEMENT
- RIGHT-OF-WAY LINE
- ABUTTER LINE
- OHU — OVERHEAD UTILITY
- N/F — NOW OR FORMERLY OWNED BY
- 1234/567 — DEED BOOK AND PAGE
- 12-34 — TAX MAP-LOT
- (1234/5) — PARENTHESIS DENOTE RECORD DATA
- TIE COURSE

NOTES

1. RECORD OWNER OF THE PARCEL SURVEYED IS DAVID B. ESHELMAN & MARY B. ESHELMAN AS DESCRIBED IN A DEED FROM NANCY E. WING, DATED 10/ 10/ 1997 AND RECORDED IN BOOK 4777, PAGE 072 IN THE ANDROSCOGGIN COUNTY REGISTRY OF DEEDS.

   TOTAL LOT AREA IS: 17,850 S.F +.
2. THE PARCEL SURVEYED IS IDENTIFIED ON THE TOWN OF POLAND TAX ASSESSOR'S MAP 37, PARCEL 3.
3. THE BEARINGS SHOWN ON THIS PLAN ARE BASED ON MAINE COORDINATE SYSTEM OF 1983, WEST ZONE, GRID NORTH.
4. PLAN REFERENCES:
   a. "LOTS ON WEST SHORE, MIDDLE RANGE POND IN POLAND MAINE FOR ELMER WALKER" BY C.W. EATON, DATED JULY 1950, AND RECORDED IN THE ANDROSCOGGIN COUNTY REGISTRY OF DEEDS PLAN BOOK 9, PAGE 479.
5. THE WIDTH OF CHICKADEE LANE IN FRONT OF THE SURVEYED PARCEL IS 24' BASED ON PLAN REFERENCE 4.a. THE LAYOUT OF THE RIGHT-OF-WAY LIMITS IS BASED ON MONUMENTATION FOUND.
6. REFERENCE IS MADE TO THE FOLLOWING EASEMENTS OF RECORD:
   a. THE LOCUS PARCEL IS SUBJECT TO A POLE EASEMENT AS DESCRIBED IN ANDROSCOGGIN REGISTRY OF DEEDS BOOK 655, PAGE 636 AND 644.
7. AS OF THE ORIGINAL DATE OF THIS PLAN, THE PARCEL SURVEYED IS LOCATED IN THE RESOURCE PROTECTION ZONE. OTHER MUNICIPAL AND STATE OVERLAY ZONES MAY EXIST AND APPLY. BEFORE PROCEEDING ON ANY PROJECT WE RECOMMEND VERIFYING CURRENT ZONE AND ALL APPLICABLE SETBACKS AND RESTRICTIONS WITH THE APPROPRIATE AGENCIES.
8. ELEVATIONS AND CONTOURS ARE BASED ON NAVD88 DATUM OBTAINED BY GPS-RTK. SEE PLAN FOR TBM DESCRIPTION.
9. THE UTILITIES SHOWN ON THIS PLAN WERE FROM FIELD OBSERVATION ONLY. THERE MAY BE OTHER UTILITIES EXISTING THAT ARE NOT SHOWN. CONTACT DIG-SAFE (888)DIG-SAFE PRIOR TO ANY EXCAVATION WORK.
10. RIPARIAN RIGHTS BETWEEN HIGH WATER AND LOW WATER WERE NOT DETERMINED DURING THIS SURVEY.

Revision	By:	Date	Change:

PROJECT: 41871	DRAWING NAME: 41871.dwg		
ISSUED: MAY 31, 2019	SCALE: 1"=10'	FB # 459	DRAWN BY: ASF
FIELDED BY: DPH/ASF	FIELD DATE: 05/15/2019		CHECKED BY: DWM/TFM

Project Name and Location:
BOUNDARY & TOPOGRAPHIC SURVEY
83 CHICKADEE LANE, POLAND, MAINE

Owner:
DAVID B. ESHELMAN & MARY B. ESHELMAN
83 CHICKADEE LANE, POLAND, MAINE

Prepared for:
KEITER & ASSOCIATES, P.A.

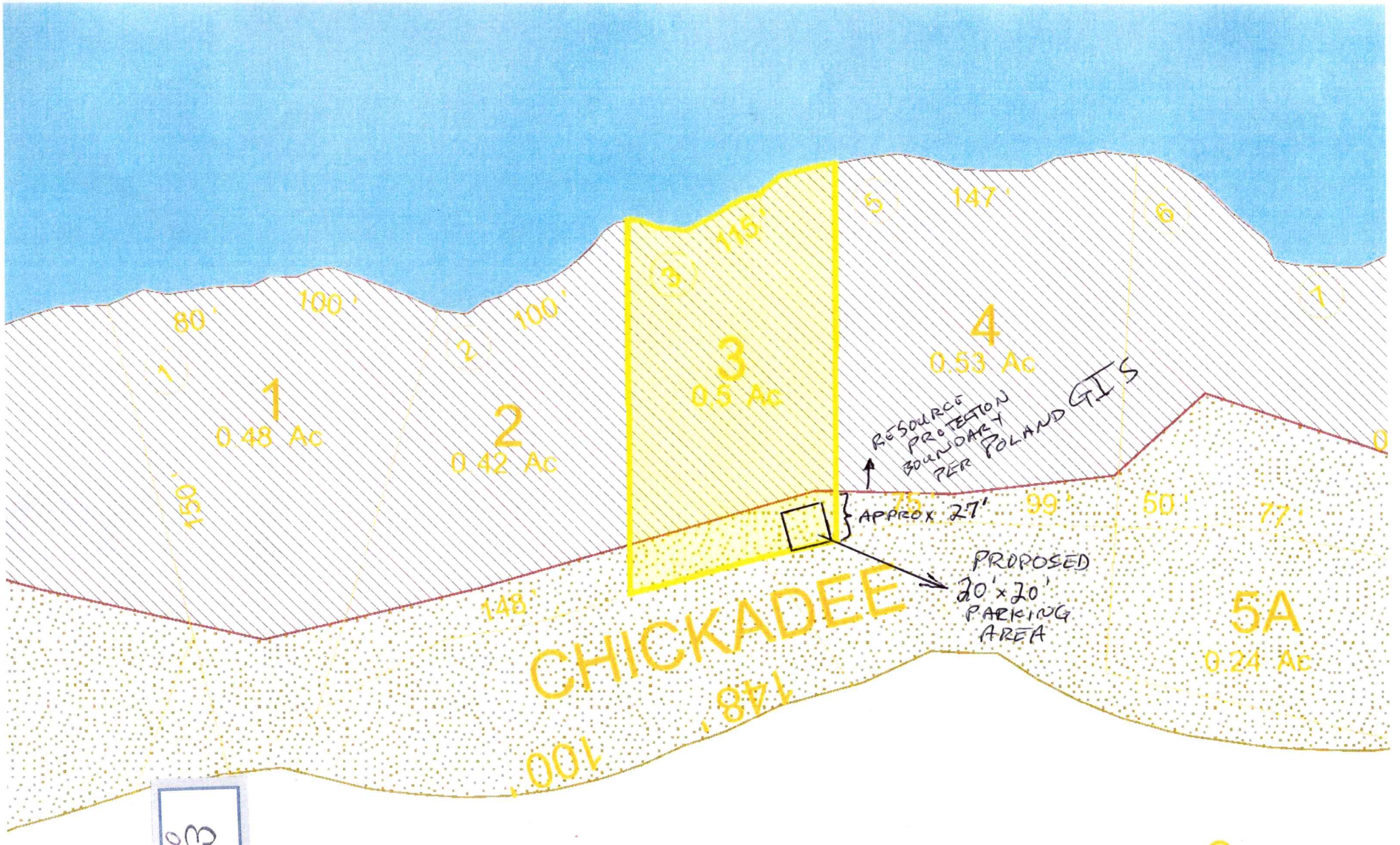
SURVEYING • ENGINEERING • LAND PLANNING
Northeast Civil Solutions
INCORPORATED
381 PAYNE ROAD, SCARBOROUGH, MAINE 04074
tel: 207.883.1000 fax: 207.883.1001
e-mail / website
info@northeastcivilsolutions.com
www.northeastcivilsolutions.com

0 10 20 40

STAMP AND SIGNATURE

TROY F. McDONALD
MAINE PROFESSIONAL LAND SURVEYOR No. 2080
06/06/2019
DATE

STATE OF MAINE
TROY F. McDONALD
2080
LAND SURVEYOR



David B. Eshelman
83 Chickadee Ln.
Poland, ME 04274
3
00 37-0003

36-1
2 Ac
488'
7'

PHOTO WAS 24' WIDE

REDUCED TO AVOID LARGE TREE

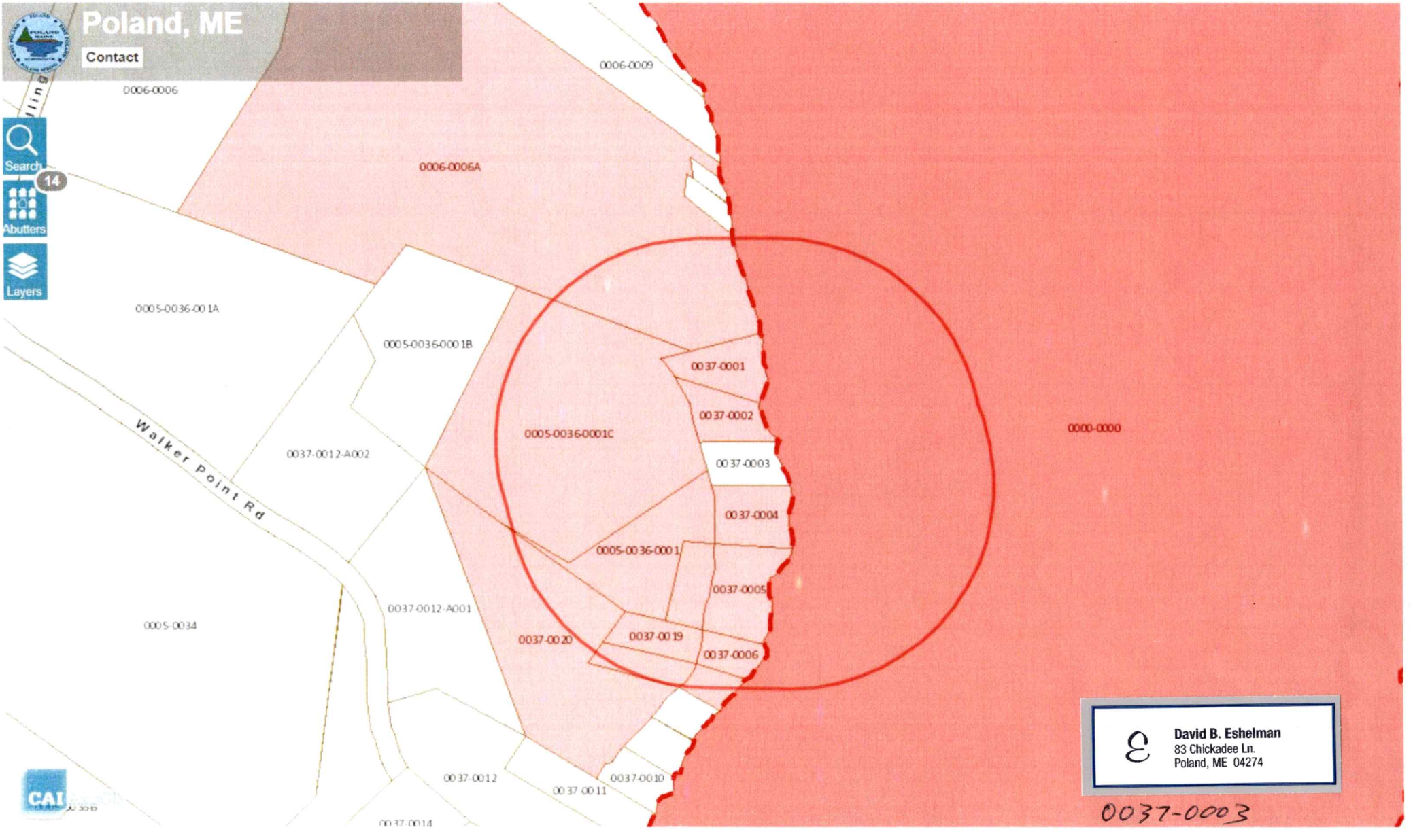
DAVID ESHELMAN
93 CHICKADEE LN
POLAND 04274
0037-0003

David B. Eshelman
83 Chickadee Ln.
Poland, ME 04274
0037-0003

Parcel Number	GIS Number	Cama Number	Property Address	Owner Name	Co-Owner Name	Owner Address	Owner Address 2	Owner City	Owner State	Owner Zip
0005-0036-0001	0005-0036-0001	0005-0036-0001	90 CHICKADEE LANE	CROWLEY, CRAIG		90 CHICADEE LANE		POLAND	ME	04274
0005-0036-0001C	0005-0036-0001C	0005-0036-0001C	70 CHICKADEE LANE	RAY, DONALD R., JR.		70 CHIKADEE LANE		POLAND	ME	04274
0006-0006A	0006-0006A	0006-0006A	16 WOODBERRY LANE	OMEGA WELLNESS GROUP		C/O COMMERCIAL PROPERTIES	P O BOX 66749	FALMOUTH	ME	04105
0037-0001	0037-0001	0037-0001	32 WOODBERRY LANE	SMALL, MICHAEL		374 SOUTH MAIN ST.		MECHANIC FALLS	ME	04256
0037-0002	0037-0002	0037-0002	71 CHICKADEE LANE	O'NEILL, DANIEL		9 RAYMOND RD		BURLINGTON	MA	01803
0037-0004	0037-0004	0037-0004	91 CHICKADEE LANE	OSBORNE, CYNTHIA		4 SAND PEBBLE WAY		SOUTH PORTLAND	ME	04106
0037-0005	0037-0005	0037-0005	97 CHICKADEE LANE	HERLAND, WILLIAM M.		2298 OAK PINE CT.		LELAND	NC	28451
0037-0005A	0037-0005A	0037-0005A	CHICKADEE LANE	HERLAND, WILLIAM M.		2298 OAK PINE CT.		LELAND	NC	28451
0037-0006	0037-0006	0037-0006	CHICKADEE LANE	MCCANN, ANTHONY		215 HIGH ST. #107		SOUTH PORTLAND	ME	04106
0037-0007	0037-0007	0037-0007	105 CHICKADEE LANE	MCCANN, ANTHONY		215 HIGH ST. #107		SOUTH PORTLAND	ME	04106
0037-0007A	0037-0007A	0037-0007A	CHICKADEE LANE	MCCANN, ANTHONY		215 HIGH ST. #107		SOUTH PORTLAND	ME	04106
0037-0019	0037-0019	0037-0019	CHICKADEE LANE	MCCANN, ANTHONY		215 HIGH ST. #107		SOUTH PORTLAND	ME	04106
0037-0020	0037-0020	0037-0020	CHICKADEE LANE	BERNIER, DAVID R.		206 THIRD ST.		AUBURN	ME	04210

ABUTTERS LIST (500')

DAVID & MARY ESHELMAN
43 CHICKADEE LN
POLAND ME 04274
0037-0003


Poland, ME
Contact
Search
14
Abutters
Layers
0006-0006
0006-0009
0006-0006A
0005-0036-001A
0005-0036-0001B
0005-0036-0001C
0037-0001
0037-0002
0037-0003
0037-0004
0005-0036-0001
0037-0005
0037-0019
0037-0020
0037-0006
0037-0012-A002
0037-0012-A001
0005-0034
Walker Point Rd
0000-0000
0037-0012
0037-0011
0037-0010
0037-0014
CAI
David B. Eshelman
83 Chickadee Ln.
Poland, ME 04274
0037-0003

BK 4777 Pg72 #22181
09-19-2001 @ 09:36a

MAINE REAL ESTATE
TRANSFER TAX PAID

WARRANTY DEED

Joint Tenancy
Maine Statutory Short Form

Know all Persons by these Presents,

That I, Nancy E. Wing, of Poland, County of Androscoggin, State of Maine, for consideration paid, grant to:

David B. Eshelman and Mary B. Eshelman

of Falmouth, County of Cumberland, and State of Maine, whose mailing address is: 4 Partridge Lane, Falmouth, Maine 04105, with **warranty covenants**, as **joint tenants** the land in Poland, County of Androscoggin, and State of Maine, described as follows:

See attached Exhibit A for legal description.

Witness my hand and seal this 17th day of September, 2001.

Signed, Sealed and Delivered
in the presence of

Nancy E. Wing
Nancy E. Wing

State of Maine, County of Cumberland ss. September 17, 2001

Then personally appeared before me the above named Nancy E. Wing and acknowledged the foregoing instrument to be her free act and deed.

Attorney at Law/~~Notary Public~~
Printed Name:

Donnelly S. Douglas
Attorney At Law

0037-0003
E
David B. Eshelman
83 Chickadee Ln.
Poland, ME 04274

EXHIBIT A

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

Being all of Lot three (3) on a Plan of Lots on Middle Range Pond made for Elmer Walker by C.W. Baton dated July 1950 and recorded in the Androscoggin County Registry of Deeds in Book of Plans, Volume 3, Page 479.

Also conveyed is a fifteen (15) foot strip off the northerly side of Lot four (4) and adjacent to Lot three (3) on the south. Being the same piece of land conveyed by Stanley Merrill to Elvin McCallister by deed dated September 12, 1969 and recorded in said Registry of Deeds in Book 1009, Page 522.

Together with a right-of-way in common with Elmer F. Walker, his heirs and assigns, to pass with vehicles, on foot or otherwise and the right to maintain electric lines from the main highway to the above described premises and from said right-of-way to the above described premises across land conveyed by Robert L. and Joan Warner to Daniel and Myrtle Callahan by deed dated June 23, 1975 recorded in the Androscoggin County Registry of Deeds in Book 1175, Page 116.

The above described premises may be subject to a pole easement described in a deed from Richard S. Brown et als to Central Maine Power Company dated January 21, 1952 and recorded in the Androscoggin County Registry of Deeds in Book 655, Page 636 and in a deed from Stanley Merrill to Central Maine Power Company dated January 29, 1952 and recorded in said Registry of Deeds in Book 655, Page 644.

Being the same premises conveyed to Nancy E. Wing by warranty deed from Larry E. Burdick and Donna C. Burdick and Hewitt L. Rand and Georgia Rand dated October 10, 1997 and recorded in the Androscoggin County Registry of Deeds in Book 3862, Page 87.

ANDROSCOGGIN COUNTY

Jeannine D. Bergeron

REGISTER OF DEEDS

0037-0003

E

David B. Eshelman
83 Chickadee Ln.
Poland, ME 04274

STANDARD FLOOD HAZARD DETERMINATION

Instructions

O.M.B. No. 3067-0264
Expires October 31, 2001

SECTION I - LOAN INFORMATION

1. LENDER NAME AND ADDRESS	2. COLLATERAL (Building/Mobile Home/Personal Property) PROPERTY ADDRESS (Legal Description may be attached)
The Mortgage Office 360 US Route One Yarmouth, ME 04096 Attn: MEGTHICKEY	CHICKADEE LANE LOT 3 POLAND, ME 04274 Borrower: ESHELMAN, DAVID/MARY

3. LENDER ID. NO.	4. LOAN IDENTIFIER	5. AMOUNT OF FLOOD INSURANCE REQUIRED
	617165326	$

SECTION II

A. NATIONAL FLOOD INSURANCE PROGRAM (NFIP) COMMUNITY JURISDICTION

1. NFIP Community Name	2. County(ies)	3. State	4. NFIP Community Number
POLAND, TOWN OF	ANDROSCOGGIN	ME	230009

B. NATIONAL FLOOD INSURANCE PROGRAM (NFIP) DATA AFFECTING BUILDING/MOBILE HOME

1. NFIP Map Number or Community-Panel Number (Community name, if not the same as "A")	2. NFIP Map Panel Effective/ Revised Date	3. LOMA/LOMR	4. Flood Zone	5. No NFIP Map
230009 0016 D	05/20/96	☐ Yes ____ Date	X*	

C. FEDERAL FLOOD INSURANCE AVAILABILITY *(Check all that apply)*

1. ☒ Federal Flood insurance is available *(community participates in NFIP)*. ☒ Regular Program ☐ Emergency Program of NFIP
2. ☐ Federal Flood insurance is not available because community is not participating in the NFIP
3. ☐ Building/Mobile Home is in a Coastal Barrier Resources Area (CBRA) or Otherwise Protected Area (OPA), Federal Flood insurance may not be available.
   CBRA/OPA designation date: _____

D. DETERMINATION

IS BUILDING/MOBILE HOME IN SPECIAL FLOOD HAZARD AREA (ZONES CONTAINING THE LETTERS "A" OR "V")? ☐ YES ☒ NO

If yes, flood insurance is required by the Flood Disaster Protection Act of 1973.
If no, flood insurance is not required by the Flood Disaster Protection Act of 1973.

E. COMMENTS *(Optional)*:

* The subject property is PARTIALLY WITHIN a Special Flood Hazard Area. The existing STRUCTURE, however, is not affected and is not in the floodplain.

THIS FLOOD DETERMINATION IS PROVIDED TO THE LENDER PURSUANT TO THE FLOOD DISASTER PROTECTION ACT. IT SHOULD NOT BE USED FOR ANY OTHER PURPOSE.

This determination is based on examining the NFIP map, any Federal Emergency Management Agency revisions to it, and any other information needed to locate the building/mobile home on the NFIP map.

F. PREPARER'S INFORMATION

NAME, ADDRESS, TELEPHONE NUMBER *(If other than Lender)*	DATE OF DETERMINATION
First American Flood Data Services 11902 Burnet Road Austin, Texas 78758 1-800-447-1772	08/24/01 at 10:01 am CT FloodCert #: 0108665126 *** LIFE-OF-LOAN ***

FLOOD CERTIFICATION FDSI FLOOD DATA SERVICES, INC. SEAL

David B. Eshelman
83 Chickadee Ln.
Poland, ME 04274
0037-0003

Property Card: **83 CHICKADEE LANE**

Poland, ME

Parcel ID: 0037-0003
Trio Account #: 2553

Owner: ESHELMAN, DAVID B.
Co-Owner:
Mailing Address: 83 CHICKADEE LANE
POLAND, ME 04274

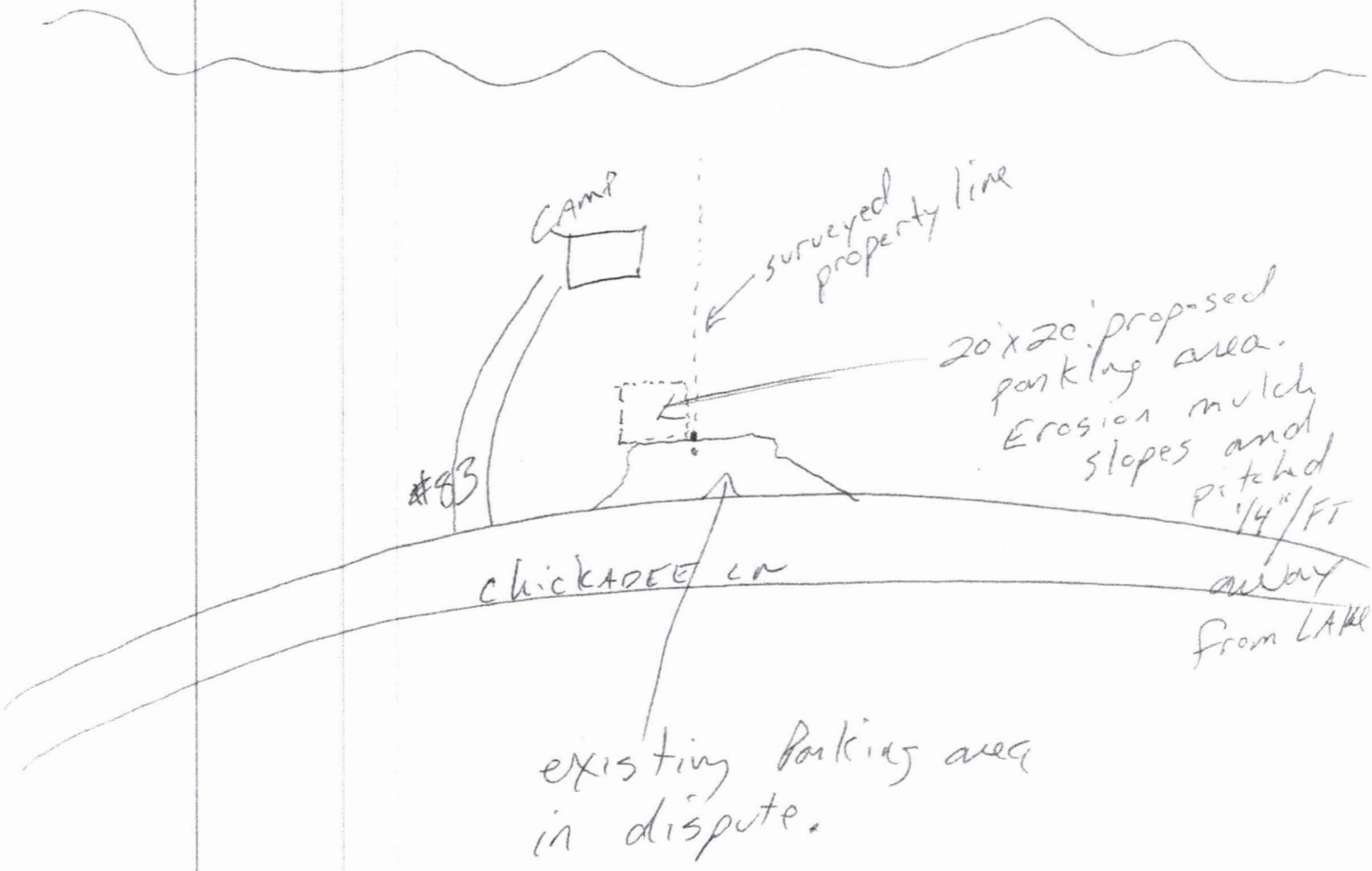
Valuation	Building Sketch
Card Number: 1 **Acreage:** 0.5 **Land Value:** $228,000 **Building Value:** $87,410 **Total Value:** $87,410 **Taxes:** $4,479	NO SKETCH AVAILABLE

Building Information

Year Built: 2012 **Remodled:** 0	**Stories:**
	Exterior Walls: WOOD SHINGLE
Living Area (sqft): 0	**Roofing Materials:** Metal lc
Basement: Full Basement	**Foundation:** Concrete
Finished Basement: 0	**Insulation:** Full
Number of Rooms: 0	**Fireplace:** 0
Number of Bedrooms: 0	**Heating:** Hot Water BB
Number of Full Baths: 2	**A/C:** None
Number of Half Baths: 0	**Attic:** None

CAI Technologies
www.cai-tech.com
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.

MIDDLE RANGE POND



* minor clearing of small brush like trees
* D.E.P. certified contractor
* 1 day job with erosion control mulch in place at completion of day.

0037-0003
David B. Eshelman
83 Chickadee Ln.
Poland, ME 04274

OFF ROAD CONST. INC

Off Road Construction, INC
110 Harris Rd
Minot, ME 04258

OFF-ROAD CONSTRUCTION
EXCAVATION • SITE WORK
Ben Pratt
OWNER

Proposal

Date	Estimate #
7/11/2019	422

Name / Address
Dave Eshelman 83 Chickadee Ln Poland, ME 04274

P.O. No.	Terms	Project
	NET 10	

Description	Qty	U/M	Total
20x20 Parking			
Gravel	32	CY	624.00
Erosion Mulch	18		396.00
Crew and Equipment	1		1,800.00
Moving Equipment, Diesel, Etc	1	LS	280.00

This is an estimate only on measurements, days and prices until final plans are given.

Total $3,100.00

Signature _____

0037-0003
E
David B. Eshelman
83 Chickadee Ln.
Poland, ME 04274

Town of Poland, Maine
Planning Board

Minor Subdivision Application Instructions

Instructions:

1. Read every part of this document. Failure to follow requirements can and will delay the Planning Board's decisions.
2. Fill out the forms And Obtain copies of information as required by the application on these pages.
   - A) Obtain names and addresses of "Abutters" *(within 500 feet of your lot)* from the Assessor's Office.
     - i) You will need to deliver this list to the Planning Board Office. It is needed for the official abutters' notification to be sent by this office of your request.
     - ii) An "Agenda Request form should be filed at the same time so that a meeting date with proper notification to the abutters can be set.
3. Use the "Submission Checklist" to make sure submission requirements are met.
   - A) The checklist is a summary of the standard requirements in Section 606.3 of the Comprehensive Land Use Code.
     - i) The actual Code wording may be found on-line at www.polandtownoffice.org. Go to the "*Code Enforcement*" page and then select "*Comprehensive Land Use Code*". Hardcopies are available for purchase at the town office.
   - B) Make sure all waiver requests have a written statement for each request. Check with the Code Enforcement Office to make sure items stated as "On File" are indeed in the town office.
   - C) Some requirements may need only a one paragraph or one sentence statement. Make sure all requests are answered.
4. Make the necessary copies of all information requested.
5. NUMBER OF COPIES OF THE APPLICATION AND DUE DATES
   - A) A total of 14 copies of the plans are needed.
     - i) Four (4) of the copies are required for Department Heads and should be attached to the department head notice. (The Recreation Dept. need to be notified but usually does not need a copy of the application)
     - ii) The applicant is responsible for the delivery of the Road Commissioner's, the Fire/Rescue Chief's, the Police Dept, and the School Departments application copies.
   - B) Department heads require at least fourteen days to review the applications. If insufficient time is given to the department heads for review, their response to the Planning Board will delay the Planning Board's decision.
   - C) The Code Enforcement Office must receive an original application *(An application with original signatures)* and an additional 13 copies for the Board members along with the appropriate fees by 1:00 p.m. eleven (11) days before the stated meeting to remain on the upcoming agenda.
   - D) If review for completeness of information by the Code Enforcement Officer is desired, a copy must be submitted to the CEO at least 14 days prior to the meeting.
   - E) The application will be put on display for public review 7 days prior to the meeting.
   - F) Applications received after the Agenda is posted may not be reviewed by the Board for your scheduled meeting date.

PROJECT NAME: Skilling Verrill Land Subdivision

Date of Planning Board Review: / / Application #

LOT INFORMATION:

Tax Assessor's Map # 9, 9 Lot # 22.2B, 28-3 Sub-lot # N/A

Lake Watershed: N/A

Road Location: Wild Turkey Way

Lot Size 80,000 Sq. Ft. Water frontage N/A Ft. Road Frontage: 320 Ft.

*Year lot created: 2002, 1978 *(If unknown, give best estimate with "est." after date)*

Zoning District(s): Rural Residential Flood Zone: NO Aquifer Overlay: NO

Current use of lot: VACANT - Wooded

LAND OWNER(s): Submit copy of deed and copy of Tax Assessor's information card

Name(s): Cheryl Skilling Wayne Verrill

Company:

Mail Address: 460 North Raymond Rd Phone: 207-402-8467

Poland, Maine 04274

Town/State/Zip 04274

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: ____ Phone: ____ - ____ - ____

Town/State/Zip ____

THIS APPLICATION IS FOR: (Check all that apply)

- ☐ Commercial
- ☐ Industrial
- ☐ Institutional
- ☐ Governmental
- ☑ Residential
- ☐ New Development
- ☐ Change in Use
- ☐ Expansion of Use
- ☐ Expansion of Structure(s)
- ☐ Resumption of Use

EXISTING LOT CONDITIONS

1. **General**
   - i) Does this lot have any existing development? *(If No, go to next page)* ____ Yes ✓ No
   - b. Is there an existing Well ____ Yes ✓ No
   - c. Is there an existing Septic System ____ Yes ✓ No
     - i) *If yes, submit a copy of a septic permit, or drawing(s) showing size & location.*
   - d. Is there an existing Road Entrance or driveway? ____ Yes ✓ No
     - i) If yes, will there be any changes/modifications? ____ Yes ____ No
     - ii) *(If no, submit copy of appropriate road entry application if entrance is onto a state or town road.)*
   - e. Any structures to be removed ____ Yes ✓ No
     - i) *If yes, submit information about the structure to be removed and how any debris will be disposed of.*
2. **Existing Land Development & Improvements NOT Including Buildings**
   - a. Size of lawns ____ Sq. Ft. or Acres
   - b. Size of fields ____ Sq. Ft. or Acres
   - c. Size of driveways/roads ____ Sq. Ft
   - d. Size of paths & other non-vegetated areas ____ Sq. Ft.
   - e. Wetlands already filled ____ Sq. Ft. N/A
3. **Existing Main Structure**
   - a. Ground Footprint ____ Sq. Ft.
   - b. Total Gross Floor Space *(exterior dimensions of all floors)* ____ Sq. Ft.
   - c. Road Frontage Setback ____ Ft.
   - d. Side Setback ____ Ft.
   - e. Rear Setback ____ Ft.
   - f. Distance to Great Pond ____ Not applicable (over 250') ____ Ft.
   - g. Distance to Stream ____ Not applicable (over 250') ____ Ft.
   - h. Distance to Wetlands ____ Not applicable (over 250') ____ Ft.
   - i. Foundation
     ____ Full Basement ____ Frost Walls ____ Slab ____ Piers
4. **Existing Accessory Structure(s)**
   - a. Total Number of Structures ____
   - b. Total Ground Footprint ____ Sq. Ft.
   - c. Total Floor Space ____ Sq. Ft.
   - d. Closest Road Setback ____ Ft. N/A
   - e. Closest Side Setback ____ Ft.
   - f. Closest Rear Setback ____ Ft.
   - g. Distance to Great Pond ____ Not applicable (over 250') ____ Ft.
   - h. Distance to Streams ____ Not applicable (over 250') ____ Ft.

PROPOSED Development

SUBMISSION REQUIREMENTS:

1. Standard submissions requirements shall follow Section 606.2 Comprehensive Land Use Code.
2. Additional information requested by the Planning Board at the Pre-application Sketch Plan and/or the Site Inspection meetings shall be added to the standard submission requirements.
3. Information shall be submitted in the order shown in the check list.
4. Submit information on status of any necessary state and/or federal permit.

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 the *Maine Uniform Building and Energy Code* and the NFPA-101 *Life Safety Code, 2006.*
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** 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 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.
12. Anything agreed to verbally or in writing during the application process must be adhered to and will be enforced.

Charles L Skelly

Applicant's Signature

4-22-19

Date

Submissions CHECKLIST:

Plan Name: Skilling Verrill subdivision

The following list is the information required by Chapter 606.3 of the Comprehensive Land Use Code for the Town of Poland, Maine for a Minor Subdivision Plan Application. Please check in the columns on the left if the information has been provided, a request of a waiver, or you believe the information is not applicable to your application. If a waiver is requested, or the information is not applicable, a written explanation is required.

For Applicant Use				For Planning Board Use			
Provided	Waiver Request	Not Applicable		Received	On File	Waived	Not Applicable
			Section 606.3 Submission requirements				
✓			A. Application form				
✓			B. Location Map				
✓			B.1. Existing subdivision In proximity				
✓			B.2. Location & names of streets				
✓			B.3. Zoning Districts				
✓			B.4. Outline of subdivision & holdings				
✓			C. Final Plan				
✓			* 2 Originals plans				
✓			* 12 copies of application				
			* Board Endorsement area				
			* Digital form of plan				
		✓	D.1. Proposed name				
✓			D.2. Names & address of all involved				
✓			D.3. Date plan prepared				
✓			D.4. Existing physical features				
✓			* Number of acres				
✓			* Property lines				
✓			* Existing buildings				
			* Vegetative cover type				
			* Trees >24" DBH				
			* Clearing area for lawns & structures				
		✓	* Restrictions on clearings				
✓			D.5. Location of water bodies				
✓			D.6. Contours at requested intervals				
✓			D.7. Zoning Districts				
✓			D.8 Location, names, widths of:				
✓			* Roads				
✓			* Easements				
✓			* Buildings				
		✓	* Parks				
		✓	* Open Spaces				
✓			D.9. Title, rights, & interests				
✓			D.10. Standard boundary survey				
✓			D.11. Copy of most recent deed on parcel				
✓			D.12. Intended deed restrictions				
✓			D.13. Type of sewage disposal				
✓			D.13.a. SSWS pit locations & analyses				
		✓	D.14.a. Public water supply approval				
		✓	D.14.b. Private wells adequate supply				
		✓	D.14.c. Adequate central supply				
✓			D.15. Wetland identified				
	✓		D.16. Phosphorous analysis				
✓			D.17. Location of sewers, water mains, culverts, & drainage ways				

For Applicant Use				For Planning Board Use			
Provided	Waiver Request	Not Applicable		Received	On File	Waived	Not Applicable
		✓	D.19. Dedicated public use land				
			* Offers to town				
			* Selectmen look favorable on offer				
✓			D.20. Flood prone areas				
		✓	D.21. Hydrogeologic assessment				
		✓	D.21.a. Sand & gravel aquifers				
		✓	D.21.b. Average dwelling density				
			* Potential for adverse impact				
	✓		D.22. Storm water management plan				
✓			D.23. Erosion & sedimentation plan				
		✓	D.23.a Permit from DEP				
		✓	D.24 Areas of wildlife habitat				
		✓	D.25. Areas on NRHP				
	✓		D.26. Disposal of debris				
		✓	* DEP permit				
		✓	D.27. Scenic sites				
		✓	D.28. Agricultural areas				
		✓	D.29. Archeological resources				
		✓	D.30. Technical & financial ability				
			Supplemental Information				
			Notification of fire, rescue, road, & school departments				
		✓	Status of State and/or Federal permits				
			Condition A.				
			Condition B.				
			Condition C.				
			Condition D.				
			Condition E.				
			Condition F.				

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

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

If yes, an onsite inspection is scheduled for _____/_____/_____at_____:_____ ___AM ___PM

Special Requirements for Formal Site Review:

_____

_____

_____

_____

_____ _____/_____/_____

Planning Board Chair ***Date***

On-site Inspection

ITEM	Requirements Met	Deficient	Waived	Not Applicable
A. Less than 6 inches of snow on the ground				
B. Structures, roads, parking, etc. flagged				
C. Notice of inspection posted				
D. Public allowed to accompany on-site inspection				
E. PB reviewed site findings at next meeting				

Town of Poland

Planning Board

DEPARTMENTAL REVIEW OF PROPOSED SITE APPLICATION

Date: ____/____/____

To: _____

In accordance with Chapter 606, Site Review, of the Comprehensive Land Use Code for the Town of Poland, an applicant for development approval is required to ask that Municipal Departments to comment on their capacity of capital facilities to serve a proposed development. Therefore, the Planning Board, by way of the applicant, is notifying you of the following proposed project and requests your comments

Applicant: Cheryl Skilling

Address: 460 North Raymond Road
Poland, ME 04274

Location: **Map #** 9 **Lot #** 28-0002B **Sublot #** _____

Road Location: Wild Turkey Way

Project overview: Minor subdivision to add two single family dwellings to existing subdivision.

Scheduled Planning Board Meeting Date 8/13/2019

Applicants:

1. Should attach all relevant sections of their plans to prevent delays.
2. Mail this form letter along with a copy of the application so that each department head receives it at least fourteen days prior to the scheduled meeting. (See reverse for list of Department Heads)
3. Confirm with the department heads that they have delivered their response to the Planning Board Office in time for the meeting.

For the Department Head

I have reviewed this application and provide the following:

_____The project has no impact on the Department.
_____The Department has adequate existing capital facilities to serve the project.
_____The Department does not have adequate existing capital facilities to serve the project for the reasons listed. (Please submit reasons on department letterhead)
_____I need more information on the application.

Signed: _____ Date: ____/____/____
Head of Department

RETURN THIS FORM TO:

Please return by: Date: 8/12/2019

Planning Board Office
Town of Poland
1231 Maine Street
Poland, Maine 04274-7328

500 foot Abutters List Report

Poland, ME
July 21, 2019

Subject Properties:

Parcel Number: 0009-0028-0002B
CAMA Number: 0009-0028-0002B
Property Address: WILD TURKEY WAY
Mailing Address: VERRILL, WAYNE HOWARD
460 NORTH RAYMOND RD.
POLAND, ME 04274

Parcel Number: 0009-0028-0003
CAMA Number: 0009-0028-0003
Property Address: 460 NORTH RAYMOND RD.
Mailing Address: VERRILL, WAYNE H.
460 NORTH RAYMOND RD.
POLAND, ME 04274

Abutters:

Parcel Number: 0009-0017
CAMA Number: 0009-0017
Property Address: NORTH RAYMOND RD.
Mailing Address: HUNTRESS, FRED A., JR.
67 STROUT RD.
POLAND, ME 04274

Parcel Number: 0009-0028-0001A
CAMA Number: 0009-0028-0001A
Property Address: 5 WILD TURKEY WAY
Mailing Address: NEPTUNE, CHERIE A.
5 WILD TURKEY WAY
POLAND, ME 04274

Parcel Number: 0009-0028-0001B
CAMA Number: 0009-0028-0001B
Property Address: 13 WILD TURKEY WAY
Mailing Address: TOWLE, TIMOTHY P.
13 WILD TURKEY WAY
POLAND, ME 04274

Parcel Number: 0009-0028-0002
CAMA Number: 0009-0028-0002
Property Address: 470 NORTH RAYMOND RD.
Mailing Address: BAKER, COREY A.
251 OCEAN STREET
SOUTH PORTLAND, ME 04106

Parcel Number: 0009-0028-0004
CAMA Number: 0009-0028-0004
Property Address: 452 NORTH RAYMOND RD.
Mailing Address: BEAN, KAREN E.
452 NORTH RAYMOND RD.
POLAND, ME 04274

Parcel Number: 0009-0028-0005
CAMA Number: 0009-0028-0005
Property Address: 440 NORTH RAYMOND RD.
Mailing Address: BERNIER, JOSH M.
440 NORTH RAYMOND RD.
POLAND, ME 04274

Parcel Number: 0009-0028-0006
CAMA Number: 0009-0028-0006
Property Address: 434 NORTH RAYMOND RD.
Mailing Address: MESERVIER, TIMMY R.
434 NORTH RAYMOND RD.
POLAND, ME 04274

Parcel Number: 0009-0039
CAMA Number: 0009-0039
Property Address: BRAGDON HILL RD.
Mailing Address: ST. ONGE, DANIEL
319 MEADOW HILL RD.
GREENE, ME 04236

Parcel Number: 0009-0040
CAMA Number: 0009-0040
Property Address: BRAGDON HILL RD.
Mailing Address: POLAND, TOWN OF
1231 MAINE ST.
POLAND, ME 04274

BOOK 2079 PAGE 254 06661

NOT AN OFFICIAL COPY

MAINE SHORT FORM WARRANTY DEED

We, ROBERT O. HANSCOM, JR. and AUDREY M. HANSCOM, being husband and wife, of Greene in the County of Androscoggin and State of Maine, for consideration paid, grant to WAYNE H. VERRILL and CHERYL A. SKILLING of 27 Skilling Shore in Gray in the County of Cumberland and State of Maine, as joint tenants, with WARRANTY COVENANTS, a certain parcel of land situated on the easterly line of the North Raymond Road in Poland in said County of Androscoggin and State of Maine, shown as lot numbered three (3) on Plan of "Hanscom & Wood Subdivsion" recorded in the Androscoggin County Registry of Deeds in Book of Plans, Volume 28, Page 55, to which plan and the record thereof reference may be had for a more particular description.

For the source of title of these grantors, see warranty deed from Margaret P. Lanza to Robert O. Hanscom, Jr. and Alan G. Wood to Robert O. Hanscom and Audrey M. Hanscom dated May, 1985, recorded in said Registry of Deeds in Book 1840, Page 273.

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

ROBERT O. HANSCOM, JR. and AUDREY M. HANSCOM both join as grantors and release all rights by descent and all other rights.

MAINE REAL ESTATE TRANSFER TAX PAID

WITNESS our hands and seals this 16th day of April, 1987.

Barbara C. Bubier — Witness

Robert O. Hanscom, Jr. — Robert O. Hanscom, Jr.

Ed Roth — Witness

Audrey M. Hanscom — Audrey M. Hanscom

SEAL

STATE OF MAINE
ANDROSCOGGIN, SS.

Personally appeared the above named ROBERT O. HANSCOM, JR., known to me, this 16th day of April, 1987, and acknowledged before me the foregoing instrument to be his free act and deed.

Barbara C. Bubier
Notary Public/~~Attorney-at-Law~~
Barbara C. Bubier
~~My commission expires~~
JULY 9, 1989

ANDROSCOGGIN SS.
RECEIVED APR 24 1987
AT 10 H. 40 M. A. M.

Map 9
Lot 28-2 (?)

Bk 9728 Ps102 #19755
11-13-2017 @ 12:49p

WARRANTY DEED

JOHN BISSONNETTE and DIANE BISSONNETTE of Poland, County of Androscoggin and State of Maine,

for consideration paid, grant to WAYNE HOWARD VERRILL and CHERYL LYNNE SKILLING of Poland, County of Androscoggin and State of Maine,

with *Warranty Covenants*, *as joint tenants*, the back land located easterly of North Raymond Road in the Town of Poland, County of Androscoggin and State of Maine, bounded and described as follows:

MAINE REAL ESTATE TRANSFER TAX PAID

COMMENCING at the west corner of Lot 2 as shown on a plan entitled "Hanscom & Wood Subdivision", Poland, Maine by Maine Planning & Engineering Associates dated May 23, 1978, recorded in the Androscoggin County Registry of Deeds, Plan Book 28, Page 55;

Thence N 51° 42' E, 320 feet along the northwest line of aforesaid Lot 2 to the point of the beginning of lot herein described and conveyed;

Thence N 51° 42' East, 320 feet along the northwest line of aforesaid Lot 2 to a point;

Thence S 69° 53' 13" E, 269.06 feet across land now or formerly of John and Diane Bissonnette to a point;

Thence S 51° 42" W, 440 feet along the southeast line of aforesaid Lot 2 to a point;

Thence N 43° 31' 06" W, 230.15 feet across land now or formerly of John and Diane Bissonnette, to point of beginning, containing 87,096 square feet or 2.00 acres.

BEING a portion of the premises conveyed to John Bissonnette and Diane Bissonnette by Warranty Deed from Robert O. Hanscom, Jr. and Audrey M. Hanscom dated April 2, 1987, recorded in the Androscoggin County Registry of Deeds in Book 2072, Page 175.

INCLUDED in this conveyance is an appurtenant easement permitting the grantees, their heirs and assigns, the right to use in common with others, a certain RIGHT OF WAY over the parcel shown as "60' RIGHT OF WAY" leading from the easterly sideline of the North Raymond Road in a northeasterly direction along the southerly sidelines of Lots 1A, 1B, 1C and 1D, on a plan entitled "Amended Plan of Hanscom & Wood Subdivision" Poland, Maine, dated July 1990, by Wayne T. Wood & Co., and recorded in the Androscoggin County Registry of Deeds in Book of Plans, Volume 36, Page 43. The Grantees shall have the right to install, service and replace utilities in, on and over the right of way.

Witness my hand and seal this 7th day of November, 2017.

Witness:

to both

John Bissonnette

Diane Bissonnette

STATE OF MAINE
Androscoggin, ss.

November 7, 2017

Personally appeared the above-named John Bissonnette and Diane Bissonnette and acknowledged the foregoing instrument to be their free act and deed.

Before me,

John W. Conway, Attorney at Law

(Warranty Deed prepared without title search by this office)

Linnell, Choate & Webber, LLP, P.O. Box 190 – 83 Pleasant Street, Auburn, ME 04212-0190

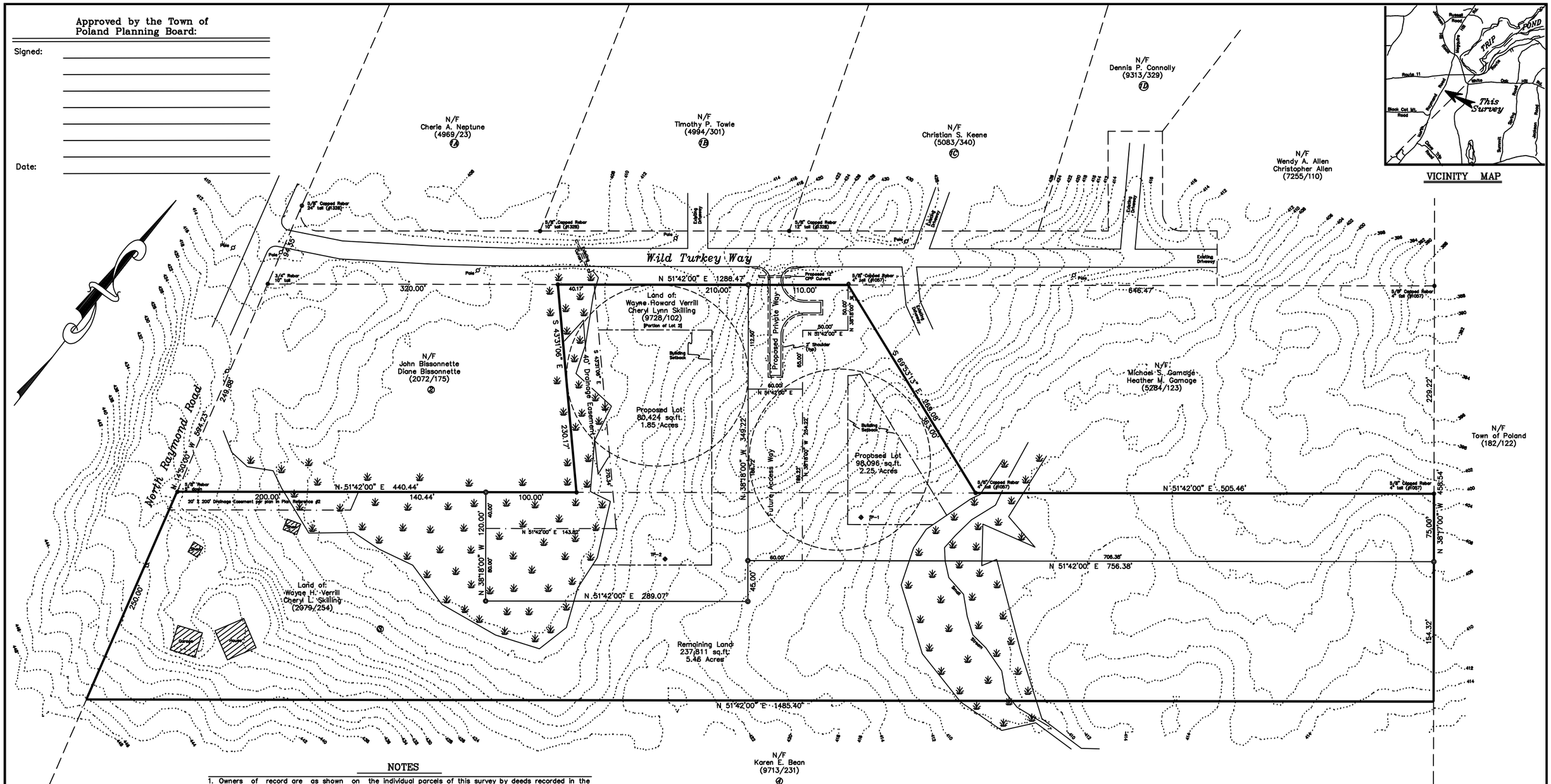
Redoc-BissonnetteToVernill-Skilling-WD

ANDROSCOGGIN COUNTY
TINA M CHOUINARD
REGISTER OF DEEDS

Approved by the Town of
Poland Planning Board:

Signed: _____

Date: _____



VICINITY MAP

NOTES

1. Owners of record are as shown on the individual parcels of this survey by deeds recorded in the Androscoggin County Registry of Deeds as indicated on the lots.
2. All bearings are referenced to Magnetic North of the Year 1977 per the plan listed in Plan Reference #2 below.
3. The subject parcels are shown on the Town of Poland, Maine Tax Map #9 as Lot #28-3 and a portion of Lot #28-2 and is in the Rural Residential 2 Zoning District.
4. Wetlands and soils information is from Mark Cenci Geologic, Inc.
5. This propserty does not fall in any Special Flood Hazard zones as defined by FEMA.
6. This plan is an amendment to the "Hanscom & Wood Subdivision" as recorded in plan book 28 page 55 by dividing Lots 2 & 3.
7. All site construction shall be preformed in accordinance with the "Best Management Practices" as outlined in the "Best Management Practices for Soil Erosion & Sedimentation Control MKanual" as published by the MDEP, current edition.

PLAN REFERENCES

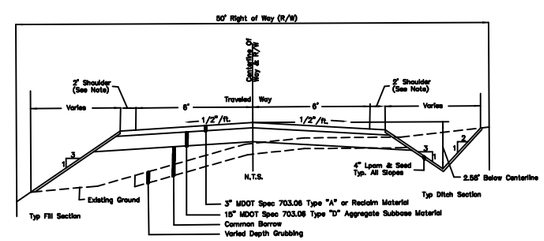
1. "Hanscom & Wood Subdivision ~ Poland, Maine for Owners – Subdividers: Hanscom & Wood" dated May 1978 by Maine Planning and Engineering Associates, recorded in the Androscoggin County Registry of Deeds in Plan Book 28 on Page 55.
2. "Amended Plan of Hanscom & Wood Subdivision on North Raymond Road ~ Poland, Maine for Robert Zukowski" dated July 1990 by Wayne T. Wood & Co., recorded in the Androscoggin County Registry of Deeds in Plan Book 36 on Page 43.

STATE OF MAINE
WAYNE T. WOOD
1328
PROFESSIONAL LAND SURVEYOR

LEGEND

◉	5/8" Capped Rebar (#1328) to be Set
●	Iron Pipe or Pin Found as Noted
ø	Utility Pole
▨	Existing Building
④	Subdivision Lot Number
N/F	Now or Formerly of
(5285/123)	Deed Book and Page Reference

TYPICAL ROAD SECTION



NOTE: The shoulder shall be widened by 1' around the road terminus and turnaround.

0 50 100 150

Plan of Land/Proposed Division
On
North Raymond Road & Wild Turkey Way
in
Poland, Maine
For
Cheri Skilling
460 North Raymond Rd. ~ Poland, ME 04274

WAYNE T. WOOD &CO.
Gray, Maine 04039 (207)657-3330

Drawn By: KLW/WTW	Date
Scale: 1" = 50'	February 2019
Checked By: WTW	Job No.
Field Crew: JW/BR	218043

CEO Office Tel: 207-998-4604
E-mail: planningadmin@polandtownoffice.org

Planning Board Office

1231 Maine Street,
Poland, Maine 04274-7328

Findings of Fact & Conclusion of Law

Date: July 9, 2019
Application Type: Formal Shoreland Zoning Application
Owners Name: Mark Fiorino 30 Cross St. Foxborough, MA 02035
Located at: 40 West Shore Drive
Parcel ID: 0046-0011
Zoning Districts: Rural Residential 2 and Limited Residential

Project Description:

On July 9, 2019 Mr. Fiorino submitted an amended Formal Shoreland Zoning Application to raise the existing roof by four feet (4′). The existing lowest grade was found to be 312.3 feet in elevation and the existing roofline is at 328 feet. The total existing height from the ground to the roof is 15.7 feet. Adding four feet (4′) would increase the height of the structure to a total of 19.7 feet.

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

1. **Will maintain safe and healthful conditions**
   The proposed building will not interfere with the general health or safety of any neighbors. Based on this information the Planning Board (Board) finds that this criterion will be met.

2. **Will not result in water pollution, erosion, or sedimentation to surface waters**
   Based on the plan submitted the Board finds that the issues of water pollution, erosion, or sedimentation to surface waters have been properly addressed. Based on this information the Board finds that this criterion will be met.

3. **Will adequately provide for disposal of all wastewater**
   A new wastewater disposal system was not applied for therefore; the Board finds that this section is not applicable.

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

5. **Will conserve shore cover and visual, as well as actual, points of access to inland waters**
   The applicant is proposing to revegetate all disturbed areas. Based on this information above and in the record the Board finds that this criterion will be met.

6. **Will protect archaeological and historic resources as designated in the Town of Poland Comprehensive Plan**
   The parcel and abutting parcels do not appear to be associated with any archaeological or historic resources as designated in the Comprehensive Plan therefore; the Board finds that this section is not applicable.

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

504.3 Non-Conforming Structures

504.3. A. Expansions of Non-Conforming Structures
The applicant is not proposing an expansion only a change in the roof height therefore; the Board finds that this section is not applicable.

504.3. B. Relocation of Non-Conforming Structures
The applicant only has proposed an increase in roof height only: therefore, the Board finds that this section is not applicable.

507.3.C. Reconstruction or Replacement of Non-Conforming Structures
The Board must determine if the proposed structure meets the setbacks to the greatest practical extent. The Board considered the size of the lot, the slope of the land, the potential for soil erosion, the location of other similar structures on the adjacent property, the location of the existing rain gardens and underdrainage, the location of the existing septic system, and the type and amount of vegetation that may need to be removed if the structure would be relocated. The applicant did not apply for reconstruction or replacement of the structure: Therefore, the Board finds that this section is not applicable.

504.3. D. Change of Use of a Nonconforming Structure
This application is not for a change of use of the existing non-conforming structure therefore; the Board finds that this section is not applicable.

504.3. E. Planning Board Special Review for a Legal Non-Conforming Single-Family Dwelling Located in a Shoreland Zoning District
Setback reductions were not applied for therefore; the Board finds that this section is not applicable.

508.27 Shoreland Zoning Standards

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

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

508.27.D. Piers, Docks, Wharves, Bridges, and Other Structures and Uses
This application does not include any piers, docks, wharves, bridges or similar structures; therefore, the Board finds that this section is not applicable.

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

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

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

508.27.H. Storm Water Runoff
There is no expansion applied for only a change in the height of the roof therefore; the Board finds that this section is not applicable.

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

508.27.J. Mineral Exploration and Excavation Permits
The application is not for mineral exploration or any other mining or gravel pit operations therefore, the Board finds that this section is not applicable.

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

508.27.M. Clearing or Removal of Vegetation for Development Other Than Timber Harvesting or Individual Private Campsites
The removal of vegetation was not part of this application, the Board finds that this section is not applicable.

Conclusion

- The application checklist was approved as complete on July 9, 2019, at which time the Board voted to waive the requirement for a site walk and public hearing.
- The applicant has provided the Board with a Deed (Book 8842, Page 295) showing reasonable right, title, or interest in the property.
- The Board has concluded that they have the jurisdiction to review the application under section Chapter 5 §504.3 (Non-Conforming Structures).

Therefore, the Town of Poland Planning Board hereby approves (5-0) with the following conditions, the application for Mark Fiorino, raise the roof height, as described in the application dated June 27, 2019 and the approved site plan dated June 27, 2019 and the above findings of facts.

Conditions of Approval

- Soil Erosion Control and Stormwater Management Measures shall be in place prior to construction. The Code Enforcement Officer may require additional measures be taken.
- Soil disturbance during the period March 1st to May 1st is prohibited.
- Any disturbed soils shall be revegetated immediately upon completion of construction and any disturbed soils within 100-ft. of the high-water mark shall be revegetated per the approved plan.
- This approval will expire twelve (12) months from the date of Planning Board approval if the project or the use has not been started within this allotted time.
- Building/use permits shall be obtained prior to the start of construction/use.
- A certified person in erosion control practices by the Maine Department of Environmental Protection must be present at the site each day earthmoving activity occurs for a duration that is sufficient to ensure that proper erosion and sedimentation control practices are followed. This is required until erosion and sedimentation control measures have been installed, which will either stay in place permanently or stay in place until the area is sufficiently covered with vegetation necessary to prevent soil erosion.
- The applicant has agreed to follow the recommendations by Androscoggin County Soil and Water Conservation District regarding pre and post storm water, erosion, and phosphorus issues within the parcel.
- Plan approval is also conditioned upon compliance by the Applicant with the Plans and specifications which have been received by the Planning Board in connection with the development proposal as well as with any oral or written commitments regarding the project which were specifically made by the Applicant to the Board in the course of its deliberations.
- The applicant must apply for and obtain all applicable permits for the proposed development under the Natural Resources Protection Act, Title 38 M.R.S.A. section 480-C, the Site Location of Development Act, the Erosion and Sedimentation Control law, Title 38 M.R.S.A. section 420-C, the Stormwater Management Law, the Federal Clean Waters Act as delegated to the State of Maine, and all other applicable state and federal laws regulating the use or development of land.
- The new site plan must be recorded with the Androscoggin County Registry of Deeds within 90 days of approval.
- The existing un-permitted patio and shed #2 must be removed before any permits are issued.

CEO Office Tel: 207-998-4604
E-mail: planningadmin@polandtownoffice.org

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

Date Approved: August 13, 2019
Poland Planning Board

_____	_____
Chairperson	James Porter, Vice -Chairperson
_____	_____
George Greenwood, Secretary	Mark Weinberg
_____	_____
Stephanie Floyd	Cheryl Skilling