

**Planning Board Meeting  
September 24, 2019 – 7:00 PM  
Town Office Conference Room**



**Meeting Materials**

**Planning Board  
Tuesday, September 24, 2019  
7:00 PM – Town Office Conference Room**

**CALL TO ORDER**

**MINUTES**

September 10, 2019

**COMMUNICATIONS**

**OLD BUSINESS**

Sketch Plan Review – Frank and Joy Lowe – 425 Maine Street – Map 6 Lot 47C

**NEW BUSINESS**

Formal Shoreland Zoning Application – Tim Garrelts – 187 Johnson Hill Road – Map 20 Lot 10

Informational – Anna and Debra Lapre – 1171 Maine Street – Map 39 Lot 19

Formal Site Plan Review – Brittany Tucci and Breeana Spaulding – 1184 Maine Street  
– Map 39 Lot 8

**ANY OTHER BUSINESS**

**ADJOURNMENT**

**POLAND PLANNING BOARD**  
**MINUTES OF MEETING**  
**September 10, 2019**  
**Approved on \_\_\_\_\_, 2019**

**CALL TO ORDER** – Vice Chairperson Floyd called the meeting to order at 7:00pm with Members Mark Weinberg, George Greenwood, Alternate Member Jimmy Walker, CEO Scott Neal, and Sarah Merrill present. Alternate Member Walker is a voting member for the entire meeting. Member Skilling and Chairperson Porter are absent with notice.

**MINUTES** – August 27, 2019 – Member Greenwood moved to approve the minutes. Alternate Member Walker seconded the motion.

Discussion: None    Vote: 3-yes 0-no 1- abstained

Member Weinberg abstained from voting as he was not present at the 8/27/2019 meeting.

**COMMUNICATIONS** – None

**OLD BUSINESS** – None

**NEW BUSINESS** – Sketch Plan Review – Frank and Joy Lowe – 425 Maine Street – Map 6 Lot 47C

Joy and Michael Lowe presented the project to the Board. The Lowe's would like to build a duplex with an adult use marijuana retail store on one side and an apartment on the other side.

Carl and Rachel Akin had questions about the retail store and who would be living in the apartment.

The Board would like more specific information on what the buildings will look like, parking, and interior proportions of the building.

Member Greenwood moved to table the Sketch Plan Review. Member Weinberg seconded the motion. Discussion: None    Vote: 4-yes 0-no

**ANY OTHER BUSINESS** – None

**ADJOURN** – Member Weinberg moved to adjourn the meeting at 7:38 pm. Alternate Member Walker seconded the motion. Discussion: None    Vote: 4-yes 0-no

Recorded by: Sarah Merrill

**POLAND PLANNING BOARD  
MINUTES OF MEETING  
September 10, 2019  
Approved on \_\_\_\_\_, 2019**

Planning Board

Absent with Notice  
James Porter, Chairperson

George Greenwood, Member

Mark Weinberg, Secretary

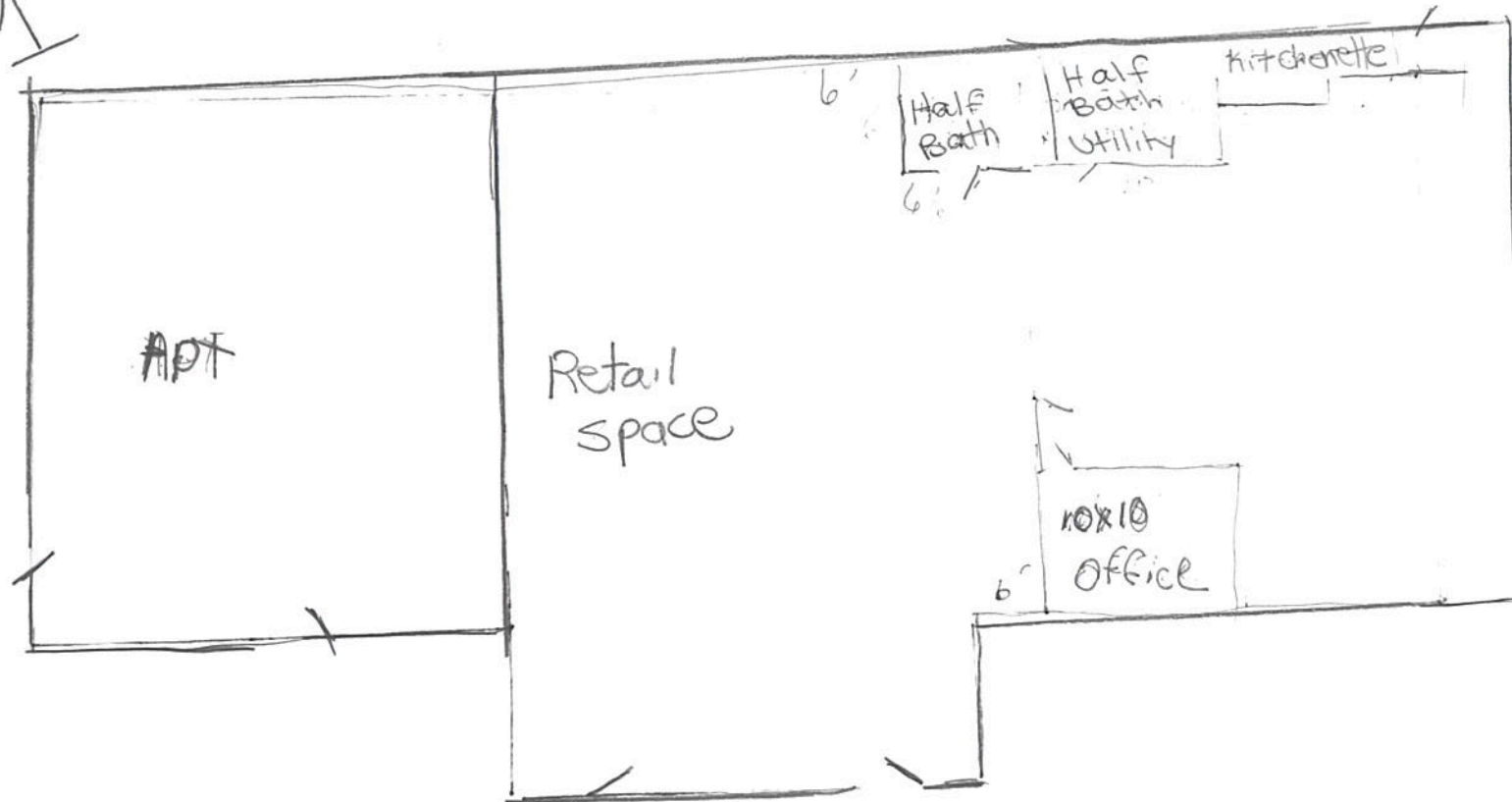
Stephane Floyd, Vice Chairperson

Absent with Notice  
Cheryl Skilling, Member

James Walker, Alternate Member

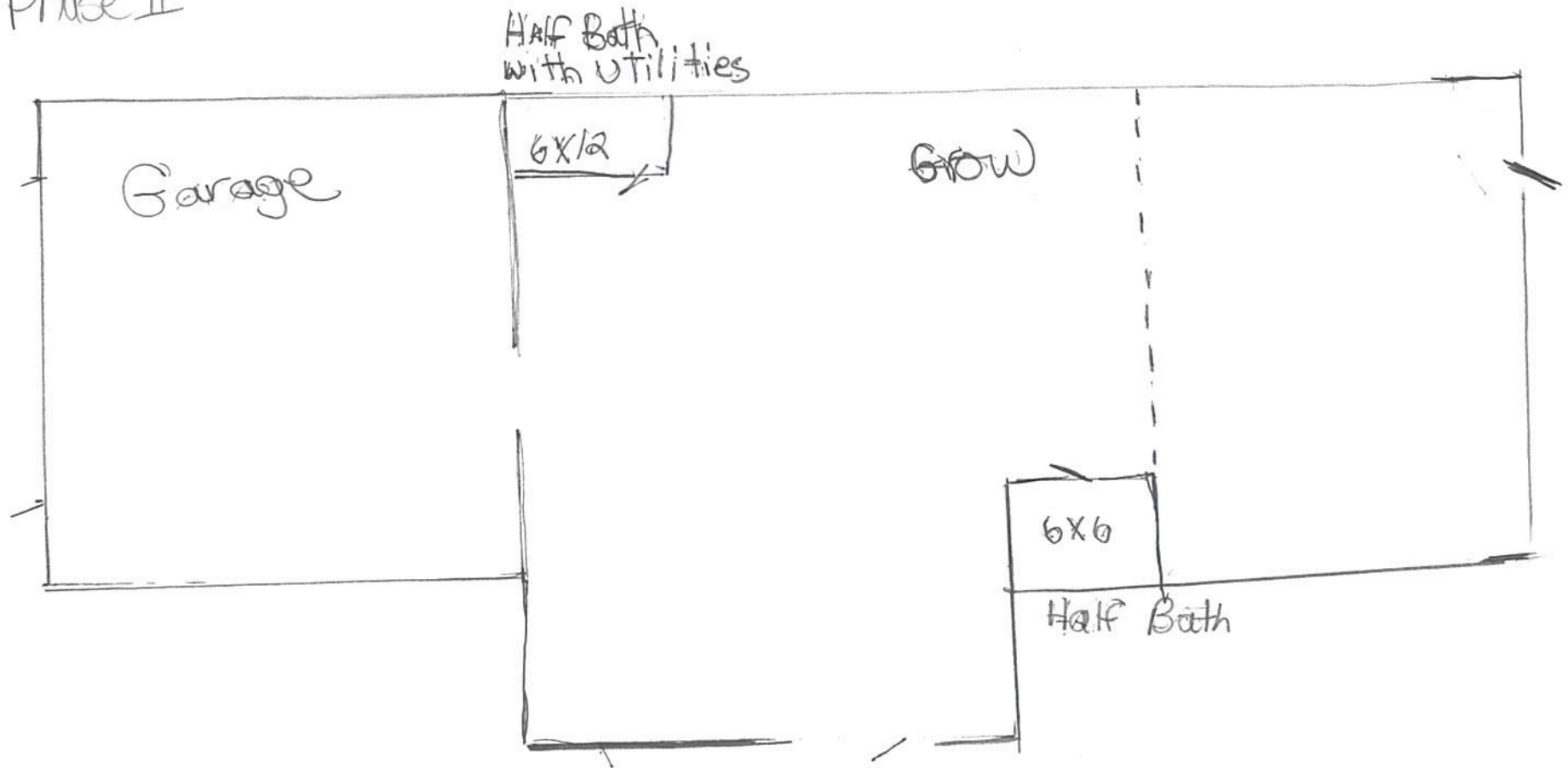
Frank + Joy Lowe  
425 Maine Street

phase  
1



Frank + Joy Lowe  
425 Maine St

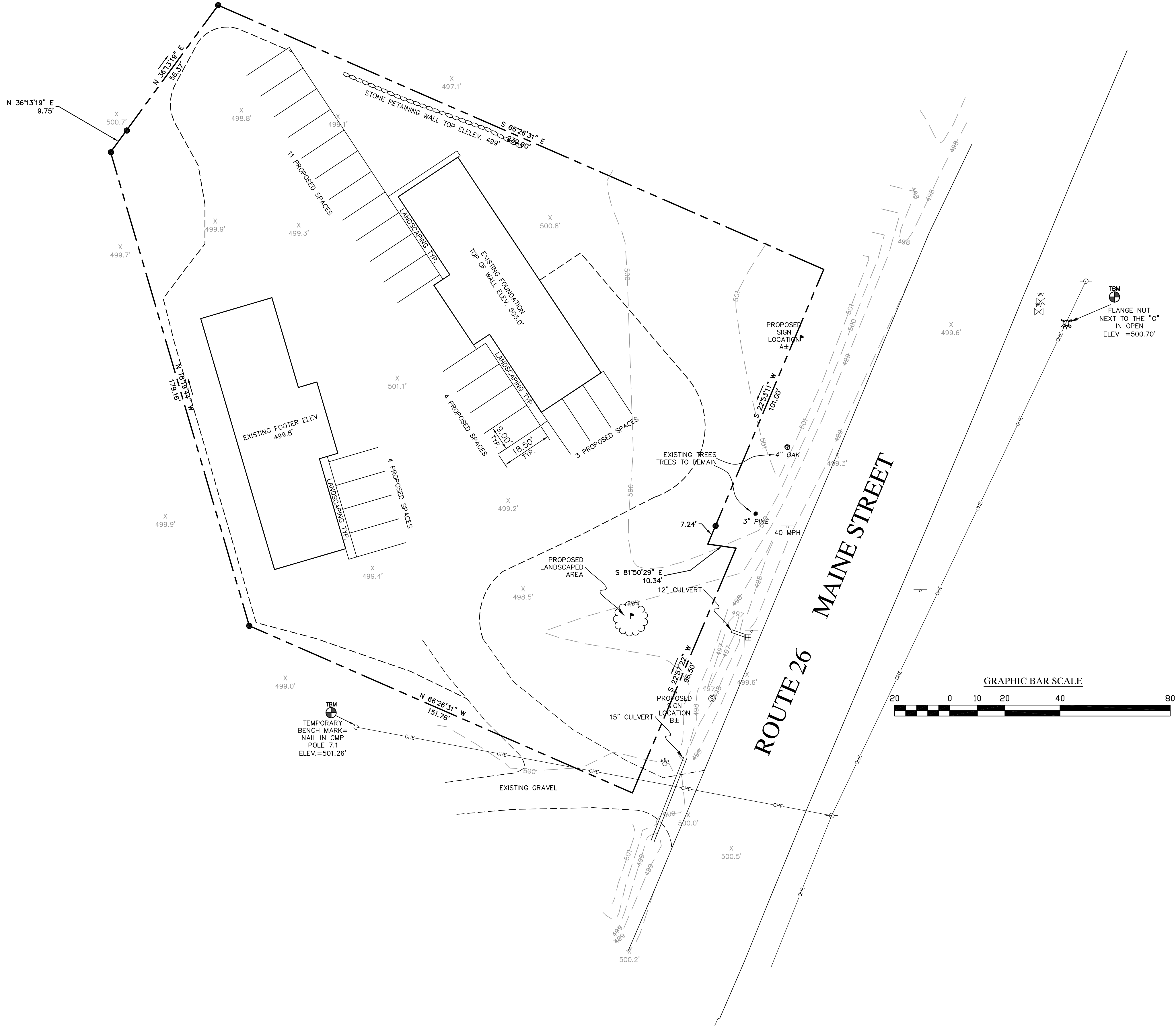
Phase II





- NOTES:
1. VERTICAL DATUM IS AN ASSUMED ELEVATION.
  2. PLAN REFERENCE(S):  
a) PLAN ENTITLED, "PLAN OF PROPERTY--JUST RITE, INC.", DATED JANUARY 9, 2019, BY JKL LAND SURVEYING.

LEGEND	
	MONUMENT FOUND
	IRON MARKER FOUND
	EDGE OF TRAVELED WAY
	UTILITY LINE
	UTILITY POLE WITH NUMBER
	MORE OR LESS
	SEWER MANHOLE
	LIGHT POLE
	CATCH BASIN
	WATER SHUT OFF
	HYDRANT
	SIGN
	WATER VALVE
	ELEVATION TEMPORARY BENCH MARK
	TEST PIT
	SPOT ELEVATION



SITE SKETCH		
HI. LOW. DISPENSARY		
MAINE STREET POLAND ME ANDROSCOGGIN COUNTY		
	SCALE: 1"=20'	

# 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:** Tim Garrelts

**Date of Board Review:**



# Application

<b>PARCEL INFORMATION:</b>			
<b>Parcel ID:</b>	0020-0010		
<b>Lake Watershed:</b>	Thompson Lake		
<b>Road Location:</b>	187 Johnson Hill Road		
<b>Lot Size:</b>	88,900 (sq. ft.)	<b>Year Created:</b>	1950
<b>Shore Frontage:</b>	439 (ft.)	<b>Road Frontage:</b>	279 (ft.)
<b>Zone:</b>	Limited Residential - Forest/Farm	<b>Flood Zone:</b>	No
<b>Aquifer Overlay:</b>		<b>Current Use:</b>	Residential

<b>OWNER INFORMATION:</b>	
<b>Name:</b>	Tim Garrelts
<b>Mailing Address:</b>	8 Linnea Lane, Killingworth, CT 06419
<b>Phone #:</b>	860-575-3934

<b>APPLICANT INFORMATION:</b>	
<b>Applicant Is:</b>	<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>
<b>Name:</b>	Same
<b>Mailing Address:</b>	
<b>Phone #:</b>	

<b>THIS APPLICATION IS FOR:</b>	
<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

<b>1. GENERAL</b>		
<b>A. Does this lot have any development? (If no, go to proposed development)</b>	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
<b>B. Is there an existing well?</b>	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
<b>C. Is there an existing Septic System?</b>	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
<b>D. Is there an existing road entry?</b> <ul style="list-style-type: none"> <li>If YES include any changes or modifications on plans.</li> <li>If NO please submit a copy of appropriate Road/Entrance Application.</li> </ul>	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
<b>E. Will there be any existing structures removed?</b> <ul style="list-style-type: none"> <li>If YES, submit information about the structure and how it will be disposed of.</li> </ul>	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
<b>2. EXISTING LAND DEVELOPMENT &amp; IMPROVEMENTS NOT INCLUDING BUILDINGS</b>		
<b>A. Size of lawns:</b>	21,000	(sq. ft.)
<b>B. Size of fields:</b>	N/A	(sq. ft.)
<b>C. Size of driveways/roads:</b>	5,500	(sq. ft.)
<b>D. Size of paths or other non-vegetated areas:</b>	512	(sq. ft.)
<b>E. Size of wetlands already filled</b>	N/A	(sq. ft.)

<b>3. EXISTING MAIN STRUCTURE</b>		
A. Ground Footprint:	2,700	(sq. ft.)
B. Total gross floor space (exterior dimensions of all floors):	4,140	(sq. ft.)
C. Road frontage setback:	180	(ft.)
D. Side setback:	N/A	(ft.)
E. Rear setback:	N/A	(ft.)
F. Distance to Great Pond:	59	(ft.)
G. Distance to stream:	N/A	(ft.)
H. Distance to wetlands:	N/A	(ft.)
Foundation:	<input checked="" type="checkbox"/> Full Basement <input type="checkbox"/> Frost Walls <input type="checkbox"/> Slab <input type="checkbox"/> Piers	
<b>4. EXISTING ACCESSORY STRUCTURE</b>		
A. Total number of structures:	1	
B. Total ground footprint:	843	(sq. ft.)
C. Total floor space:	843	(sq. ft.)
D. Closest road setback:	60	(ft.)
E. Closest side setback:	55	(ft.)
F. Closest rear setback:	N/A	(ft.)
G. Distance to Great Pond:	165	(ft.)
H. Distance to Streams:	N/A	(ft.)
I. Distance to Wetlands:	N/A	(ft.)
<b>5. TOTAL EXISTING IMPERVIOUS SURFACES</b>		
A. Add 2c + 2d + 3a + 4b:	9555	(sq. ft.)
B. Divide this by lot size in square feet x 100%:	10.75	%
*This number cannot exceed 15%		

## Proposed Development

<b>1. WETLANDS TO BE IMPACTED:</b>	N/A	(sq. ft.)
<b>2. CHANGES IN LANDSCAPE(Can be negative value for size reduction)</b>		
A. Changes in lawn size:	N/A	(sq. ft.)
B. Changes in buffers:	N/A	(sq. ft.)
C. Changes in naturally wooded areas:	N/A	(sq. ft.)
D. Total opening in forest canopy:	N/A	(sq. ft.)
<b>3. CHANGES IN FOOTPRINT(S) AND DEVELOPED AREA(S)</b>		
A. Changes in building footprint(s):	N/A	(sq. ft.)
B. Changes in driveway/roadway:	N/A	(sq. ft.)
C. Changes in patios, walkways, etc:	N/A	(sq. ft.)
D. Total changes to impervious surfaces (3a + 3b + 3c):	0	(sq. ft.)
<b>4. PERCENTAGE OF LOT COVERED BY IMPERVIOUS SURFACES</b>		
A. 5. (Total existing impervious surfaces) + 3d (above)/total lot square footage x 100%	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 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](http://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:***

DEP Permit by Rule, and Contractor DEP certification. Both attached.

## 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:**

**Date:**

# Submissions Checklist

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

FOR APPLICANT USE				FOR PLANNING BOARD USE			
Provided	Waiver	N/A	<u>Section 509.8A "Submission Requirements"</u>	Received	On File	Waived	N/A
X			Site Plan drawings				
X			Signed copy of application				
X			Name & Address of owner				
X			Name & Address of all abutters within 500 feet of your lot				
X			Map of general location				
X			Show all adjacent properties				
X			Name, Map & Lot numbers on drawings				
X			Copy of Deeds & Agreements				
		X	Name of designer on plans				
			<u>Section 508.30 Shoreland Areas</u>				
X			Structure & Site Plan drawing				
		X	New structure set back 100' from lake, 75' from streams & wetlands				
		X	Water dependent structures indicated				
		X	Setbacks or structures shown in drawings				
X			Show all structures				
		X	Side and road setbacks shown				
		X	Need for larger than required setbacks				
		X	Steep slopes shown				
		X	Multiple Principle Structures have required land area				
			<u>Piers, Wharves, Bridges</u>				
		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				
			<u>Individual Private Campsites</u>				
		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				
			<u>Parking Areas</u>				
		X	Parking areas setbacks shown				
		X	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
		X	Setbacks as required				
		X	State reasons for location in Resource Protection				
		X	Culverts				
			<u>(Part two) Road Only</u>				
		X	Setbacks as required				
		X	Reasons stated for location in Resource Protection				
		X	Road expansion according to Chapter 8				
		X	Road slopes shown < 2H:1V				
		X	Road Grades < 10%				
		X	Buffer plan between road and water body				
		X	Ditch relief shown				
		X	Turnout spacing shown				
		X	Drainage dips when < 10% slope				
		X	Culverts shown				
		X	Show relief sizing and stabilization				
			<u>Storm water runoff</u>				
		X	Plans show storm water runoff and retaining areas				
			<u>Clearing of vegetation for development OR individual campsites</u>				
		X	Cutting of vegetation < 100' from shoreline				
		X	Preservation of buffer strip				
		X	Plan showing existing trees and planned cutting				
		X	Clearing < 40% basal area in any 10 year period				
		X	Preservation of vegetation < 3' high				
		X	Pruning of limbs on lower 1/3 of trees				
		X	Plan of removal and replacement of dead and diseased trees				
		X	Tree removal plan > 100' and < 250' from shoreline				
		X	Non-conforming lot legally existing				
		X	Fields reverted to woodlands follow forested rules				
			<u>Shoreland Access Held In Common</u>				
		X	Proper water frontage for number of lots that hold access in common				
			<u>Single Family Home in Resource Protection District</u>				
		X	No place on lot outside Resource Protection where home can be located				
		X	Lot undeveloped				
		X	Location of all improvements				
		X	Slopes > 20%				
		X	Development 1 ft. above 100 year floodplain				
		X	Development outside floodplain				
		X	Total ground footprint < 1500 sq. ft.				
		X	Structures > 150 ft. from waterline				
		X	<u>Phosphorus Calculations</u>				
			<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.	
X 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.	
X 20 Points for a 50 foot wide buffer.	
25 Points for a 75 foot wide buffer.	
30 Points for a 100 foot wide buffer.	
<b>TOTAL</b>	

**Authorized Signature:**

**Date:**

\_\_\_\_\_  
*Code Enforcement Officer or Planning Board Chair*



# Phosphorus Calculation Alternate Form



\*\*\*Not Used\*\*\*

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

Comparison of PPE to TPA:

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

## ADDITIONAL INFORMATION:

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<b>Authorized Signature:</b>	<b>Date:</b>
<i>Code Enforcement Officer or Planning Board Chair</i>	



# 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



## 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.*

09 / 24 / 2019

Date of the meeting you are requesting to be scheduled for

<b>Applicant's Name:</b>	Tim Garrelts
<b>Mailing Address:</b>	8 Linnea Lane
<b>Town, State, Zip:</b>	Killingworth, CT 06419h, CT 06419
<b>Phone Number:</b>	860-575-393460-575-3934

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:	0020-0010				
Road Location:	187 Johnson Hill Road				
Zoning:	Limited Residential - Forest/Farm	Lake Watershed:	Thompson Lake		
Project Description:	Replacing existing patio and walkway with new stone materials. No permit by previous owner for existing patio or walkway was found in town records.				

### 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.

<b>Applicant Signature:</b>	<b>Date:</b>
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## Warranty Deed

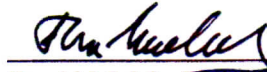
David M. MacMahon and J. Mary MacMahon of Poland, Androscoggin County, Maine, for consideration paid, grant to Timothy R. Garrelts and Mary P. Garrelts with a mailing address of 8 Linnea Lane, Killingworth, Middlesex County, Connecticut 06419, as joint tenants, with Warranty Covenants, a certain lot or parcel of land, with any buildings thereon, situated in Poland, Androscoggin County, Maine, bounded and described as follows, to wit:

Being a part of lot No. 17 in the second division of lots and bounded as follows: Beginning at a stake and stone on the land formerly owned by George Russell, on the northeast side of the road from West Poland to Casco; thence westerly on the line of said road two hundred seventy-nine (279) feet to land conveyed by Archer F. Waterhouse to A. A. Woodsum; thence in a northerly course along the line of said A. A. Woodsum to the shore of Lake Thompson; thence on the shore of Lake Thompson to the line on the land formerly owned by George Russell; thence southwesterly on said Russell's line to the place of beginning.

Being the same premises described in a deed from Bradley Belanger and Jacqueline Belanger dated May 30, 1997 recorded in the Androscoggin County Registry of Deeds in Book 3785, Page 102. Title was not searched and the above description was not verified by the preparer of this instrument.

In Witness Whereof, the Grantors have set their hands and seals on this 10<sup>th</sup> day of October, 2014.

Witness

  
David M. MacMahon

Witness

  
J. Mary MacMahon

State of Maine

Cum Beland, SS.

October 10, 2014

Then personally appeared the above-named David M. MacMahon and J. Mary MacMahon and acknowledged the foregoing instrument to be their free act and deed.

Before me,

  
Notary Public: Craig L. Hudson  
My Commission Expires: 9-30-2017



**Property Card: 187 JOHNSON HILL RD.**  
Poland, ME



**Parcel ID:** 0020-0010  
**Trio Account #:** 2081

**Owner:** GARRELTS, TIMOTHY R.  
**Co-Owner:**  
**Mailing Address:** 8 LINNEA LANE  
KILLINGWORTH, CT 06419

Valuation	Building Sketch
<b>Card Number:</b> 1 <b>Acreage:</b> 2.01 <b>Land Value:</b> \$435,130 <b>Building Value:</b> \$261,810 <b>Total Value:</b> \$261,810 <b>Taxes:</b> \$10,519	NO SKETCH AVAILABLE
Building Information	
<b>Year Built:</b> 1983 <b>Remodded:</b> 1997  <b>Living Area (sqft):</b> 0 <b>Basement:</b> Full Basement <b>Finished Basement:</b> 0 <b>Number of Rooms:</b> 10 <b>Number of Bedrooms:</b> 4 <b>Number of Full Baths:</b> 3 <b>Number of Half Baths:</b> 0	<b>Stories:</b> <b>Exterior Walls:</b> CLAPBOARD <b>Roofing Materials:</b> Asphalt Shingles <b>Foundation:</b> Concrete <b>Insulation:</b> Full <b>Fireplace:</b> 1 <b>Heating:</b> Hot Water BB <b>A/C:</b> None <b>Attic:</b> 1/2 Finished

**Card Number:** 2  
**Acreage:** 0  
**Land Value:** \$0  
**Building Value:** \$43,840  
**Total Value:** \$43,840  
**Taxes:** \$10,519

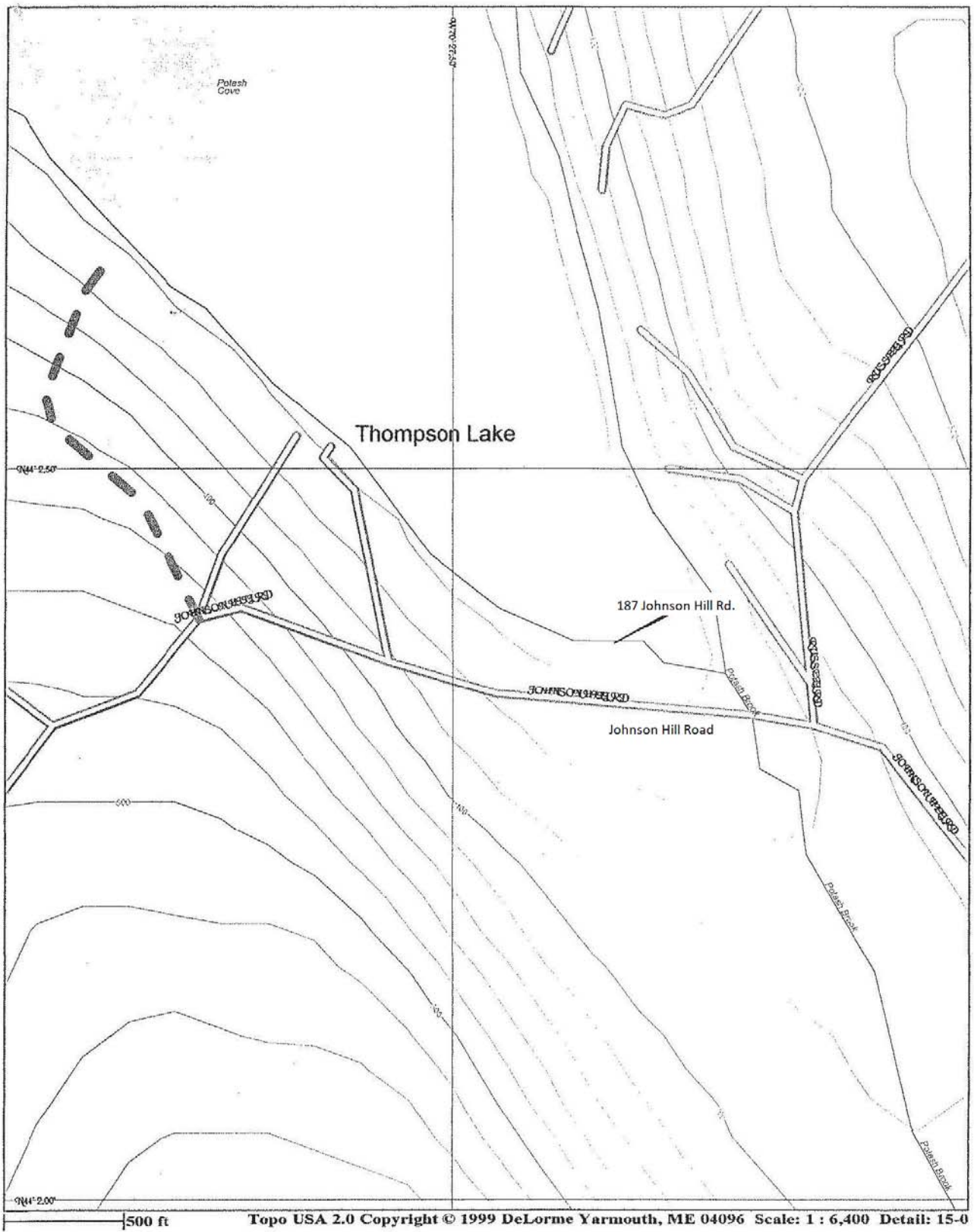
NO SKETCH  
AVAILABLE

#### Building Information

**Year Built:** 1950   **Remodded:** 1988

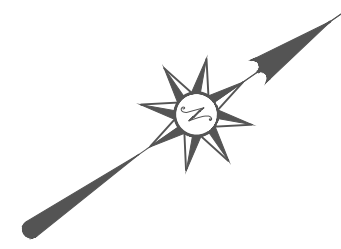
**Living Area (sqft):** 0  
**Basement:** Full Basement  
**Finished Basement:** 0  
**Number of Rooms:** 3  
**Number of Bedrooms:** 2  
**Number of Full Baths:** 1  
**Number of Half Baths:** 0

**Stories:**  
**Exterior Walls:** CLAPBOARD  
**Roofing Materials:** Asphalt Shingles  
**Foundation:** Concrete  
**Insulation:** Minimal  
**Fireplace:** 0  
**Heating:** Electric  
**A/C:** None  
**Attic:** None





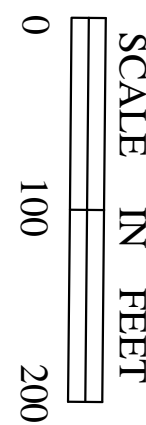
PROPERTY MAP  
POLAND  
MAINE



LEGEND

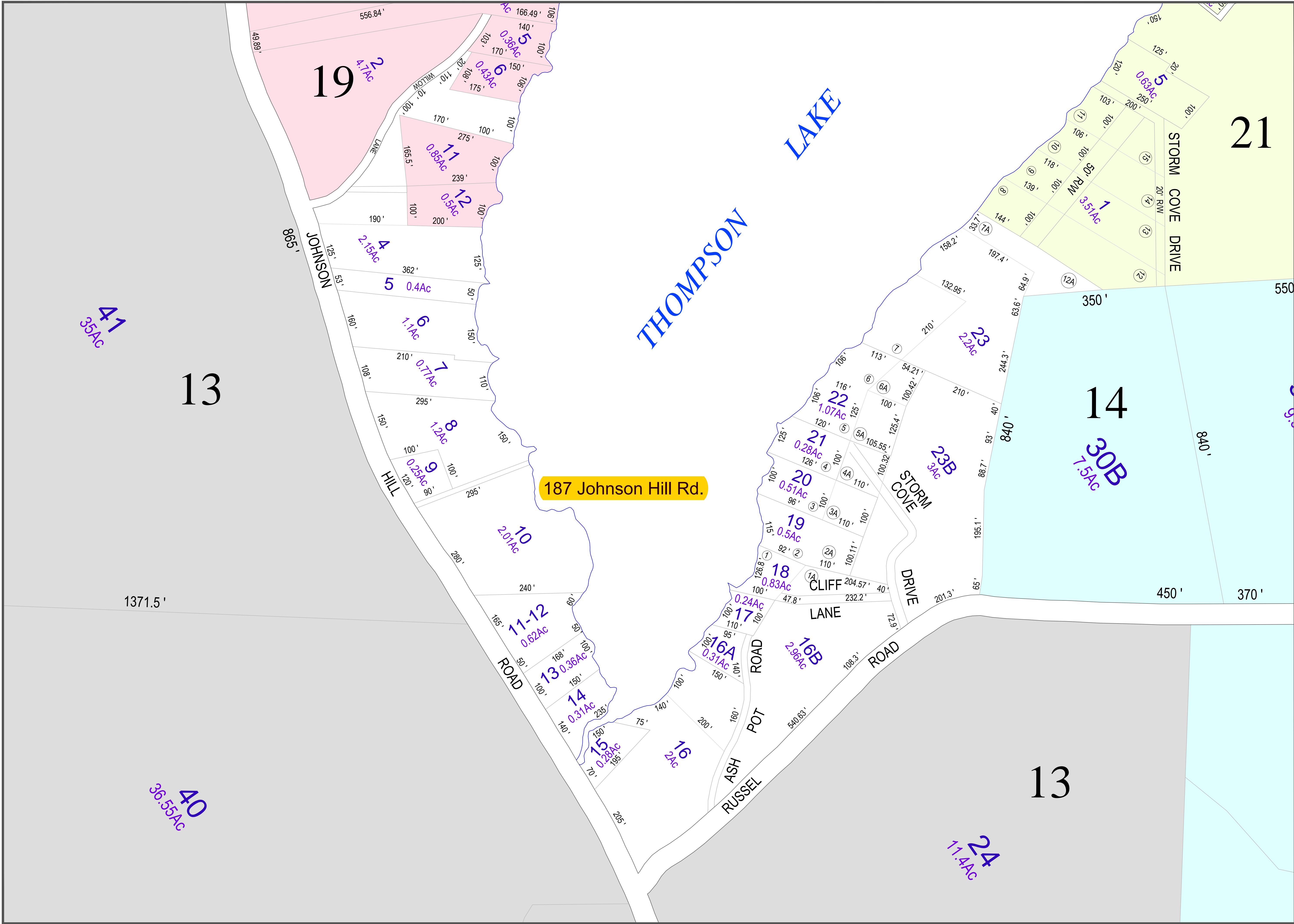
ADJUTING MAP NO.	LOT DIMENSION
R17	PROPERTY BOUNDS
74	RIGHT-OF-WAY
①	EASEMENT
78	STREET ADDRESS NO.

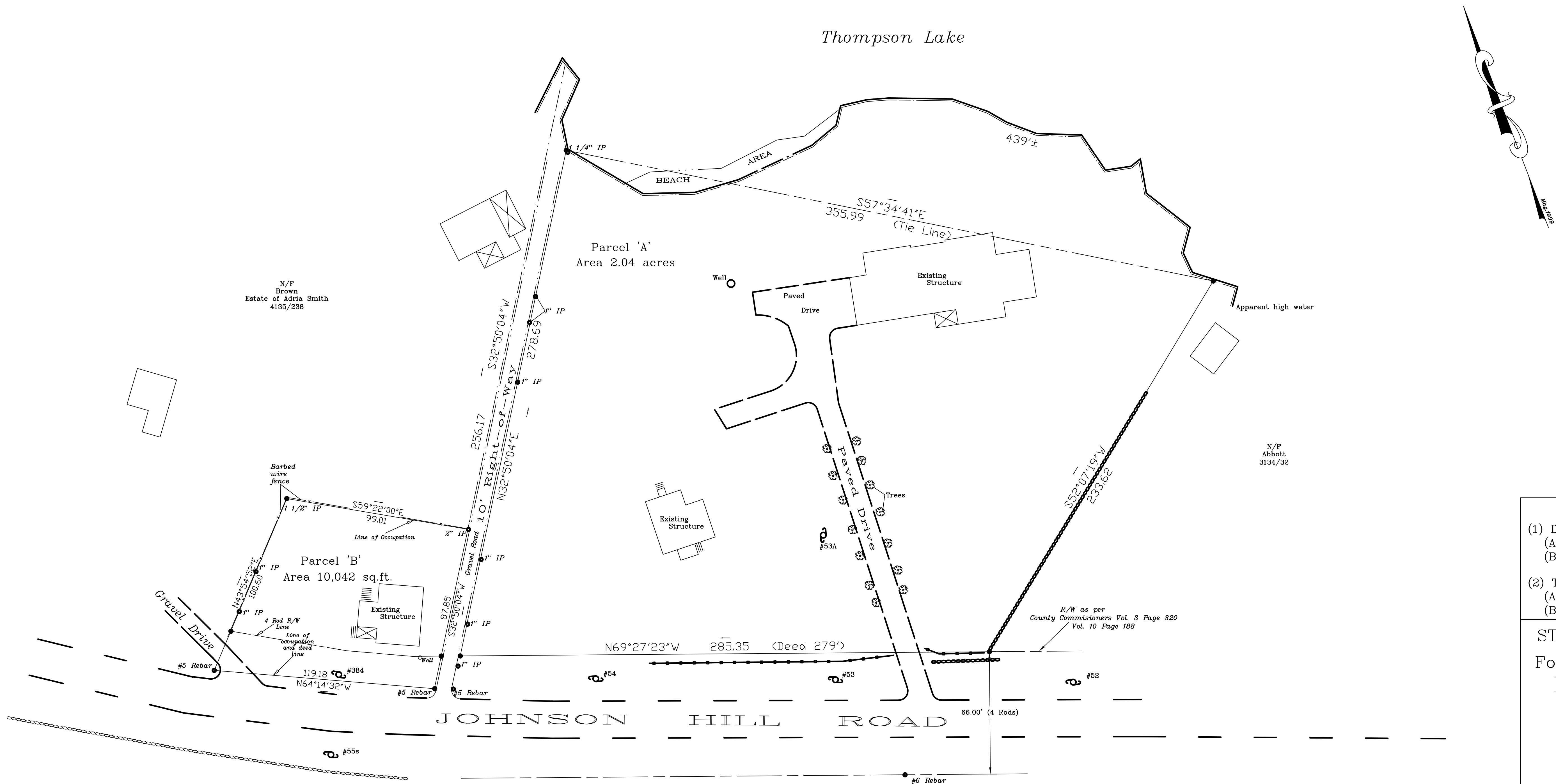
REVISED TO APRIL 1, 2014  
FOR ASSESSMENT PURPOSES ONLY  
NOT FOR PROPERTY CONVEYANCES



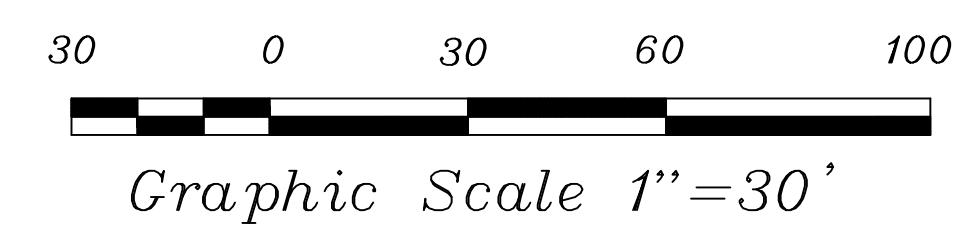
John E. O'Donnell & Associates  
632 Bald Hill Road  
New Gloucester, Maine 04260  
(207) 926-4044  
john@jeodonnell.com  
www.jeodonnell.com

20





**Legend**  
● Iron Pin Found  
● No. 5 Rebar Set, PLS 586  
○ Utility Pole  
N/F Now or Formerly  
432/98 Deed Book/Page  
— Stone Wall



I CERTIFY THAT THIS SURVEY CONFORMS TO  
THE STANDARDS OF THE MAINE BOARD OF  
LICENSURE FOR PROFESSIONAL LAND SURVEYORS  
FOR A STANDARD BOUNDARY SURVEY.  
CATEGORY I CONDITION III  
EXCEPTIONS (1) NO WRITTEN REPORT  
(2) NO DEED DESCRIPTIONS PREPARED

ANDREW A. WYLIE PLS 2013

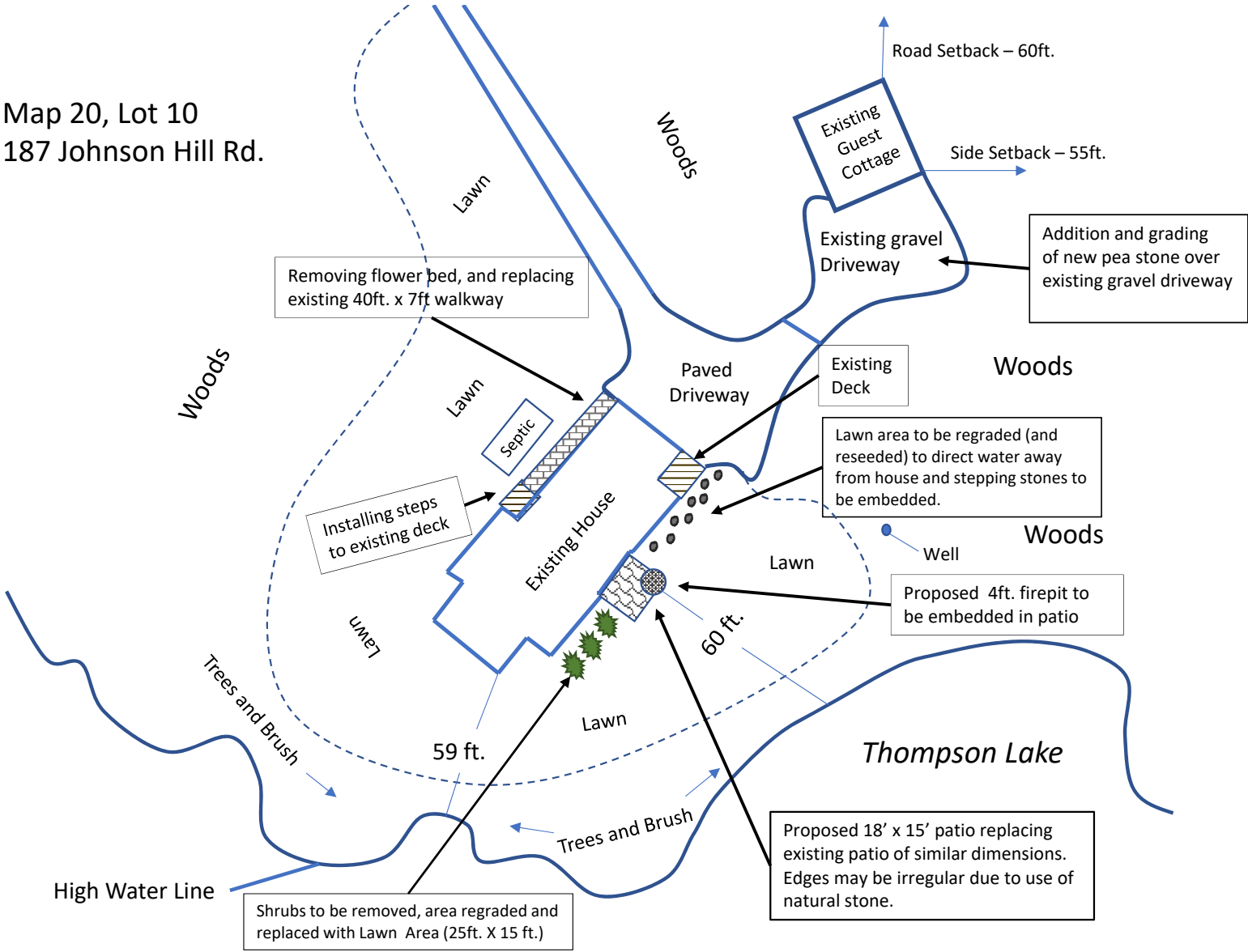
**NOTES:**  
(1) Deed Reference:  
(A) Deed Book 3785, Page 102  
(B) Deed Book 1367, Page 280  
(2) Tax Map Reference:  
(A) Tax Map 20, Lot 10  
(B) Tax Map 20, Lot 9

**STANDARD BOUNDARY SURVEY**  
For:  
David M. MacMahon  
&  
J. Mary MacMahon  
187 Johnson Hill Road  
Poland, Maine 04274  
(A—Owner's of Record)

Richard W. Hawes  
199 Johnson Hill Road  
Poland, Maine 04274  
(B—Owner of Record)

Survey By:  
**SURVEY, INC.**  
P.O. Box 210  
Windham, Maine 04062  
Plan By:  
J.T.F. @ Survey, Inc.  
September, 1999

Map 20, Lot 10  
187 Johnson Hill Rd.





**187 Johnson Hill Road**  
**Patio and Walkway Project**  
**Supplemental Information**

- 1E.** Existing Structure Removal – Existing patio stone will be removed and relocated to front walkway.

**Anticipated Start Date:** September 27, 2019

**Anticipated Completion Date:** October 11, 2019



# 500 foot Abutters List Report

Poland, ME  
September 08, 2019

## Subject Properties:

Parcel Number: 0020-0010  
CAMA Number: 0020-0010  
Property Address: 187 JOHNSON HILL RD.

Mailing Address: GARRELTS, TIMOTHY R.  
8 LINNEA LANE  
KILLINGWORTH, CT 06419

Parcel Number: 0020-0010  
CAMA Number: 0020-0010  
Property Address: 191 JOHNSON HILL ROAD

Mailing Address: GARRELTS, TIMOTHY R.  
8 LINNEA LANE  
KILLINGWORTH, CT 06419

Parcel Number: 0020-0010  
CAMA Number: 0020-0010  
Property Address: 187 JOHNSON HILL RD.

Mailing Address: GARRELTS, TIMOTHY R.  
8 LINNEA LANE  
KILLINGWORTH, CT 06419

Parcel Number: 0020-0010  
CAMA Number: 0020-0010  
Property Address: 191 JOHNSON HILL ROAD

Mailing Address: GARRELTS, TIMOTHY R.  
8 LINNEA LANE  
KILLINGWORTH, CT 06419

---

## Abutters:

Parcel Number: 0013-0040  
CAMA Number: 0013-0040  
Property Address: 186 JOHNSON HILL RD.

Mailing Address: NYE, JULIE Y.  
186 JOHNSON HILL RD.  
POLAND, ME 04274

Parcel Number: 0013-0041  
CAMA Number: 0013-0041  
Property Address: JOHNSON HILL RD.

Mailing Address: AGASSIZ VILLAGE  
ATTN: LISA GILLIS 238 BEDFORD ST.  
SUITE 8  
LEXINGTON, MA 02173

Parcel Number: 0020-0004  
CAMA Number: 0020-0004  
Property Address: 1 WILLOW LANE

Mailing Address: CARTWRIGHT, ROBERT BRUCE  
499 OLD TOWN WAY  
HANOVER, MA 02339

Parcel Number: 0020-0005  
CAMA Number: 0020-0005  
Property Address: 217 JOHNSON HILL RD.

Mailing Address: HOWLAND, JERRY  
42 GRAY RD.  
CUMBERLAND, ME 04021

Parcel Number: 0020-0006  
CAMA Number: 0020-0006  
Property Address: 211 JOHNSON HILL RD.

Mailing Address: HOWLAND, JERRY  
42 GRAY RD.  
CUMBERLAND, ME 04021

Parcel Number: 0020-0007  
CAMA Number: 0020-0007  
Property Address: 209 JOHNSON HILL RD.

Mailing Address: LIZOTTE, NANCY J.  
209 JOHNSON HILL RD.  
POLAND, ME 04274



[www.cai-tech.com](http://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.



# 500 foot Abutters List Report

Poland, ME  
September 08, 2019

Parcel Number: 0020-0008  
CAMA Number: 0020-0008  
Property Address: 203 JOHNSON HILL RD.

Mailing Address: CALLIORAS, PATRICIA J  
209 JOHNSON HILL RD  
POLAND, ME 04274

Parcel Number: 0020-0008  
CAMA Number: 0020-0008  
Property Address: 203 JOHNSON HILL RD.

Mailing Address: CALLIORAS, PATRICIA J  
209 JOHNSON HILL RD  
POLAND, ME 04274

Parcel Number: 0020-0008  
CAMA Number: 0020-0008  
Property Address: 203 JOHNSON HILL RD.

Mailing Address: CALLIORAS, PATRICIA J  
209 JOHNSON HILL RD  
POLAND, ME 04274

Parcel Number: 0020-0008  
CAMA Number: 0020-0008  
Property Address: 203 JOHNSON HILL RD.

Mailing Address: CALLIORAS, PATRICIA J  
209 JOHNSON HILL RD  
POLAND, ME 04274

Parcel Number: 0020-0009  
CAMA Number: 0020-0009  
Property Address: 199 JOHNSON HILL RD.

Mailing Address: HAWES, RICHARD W.  
P. O. BOX 996  
GLEN BURNIE, MD 21067

Parcel Number: 0020-0011-0012  
CAMA Number: 0020-0011-0012  
Property Address: 179 JOHNSON HILL RD.

Mailing Address: GAROFALO, AUSTIN E.  
38 ROBIN RD.  
WAKEFIELD, MA 01880

Parcel Number: 0020-0013  
CAMA Number: 0020-0013  
Property Address: 175 JOHNSON HILL RD.

Mailing Address: AYOTTE, KENNETH R.  
35 GREENMEADOW DR.  
TEWKSBURY, MA 01876

Parcel Number: 0020-0014  
CAMA Number: 0020-0014  
Property Address: JOHNSON HILL RD.

Mailing Address: STROUT, RAYMOND A.  
40 BRAGDON HILL RD.  
POLAND, ME 04274

Parcel Number: 0020-0015  
CAMA Number: 0020-0015  
Property Address: JOHNSON HILL RD.

Mailing Address: NYE, JULIE Y.  
186 JOHNSON HILL RD.  
POLAND, ME 04274

Parcel Number: 0020-0016  
CAMA Number: 0020-0016  
Property Address: 7 RUSSELL RD.

Mailing Address: WOO, LARAIN L.  
121 Summer St.  
Andover, MA 01810

Parcel Number: 0020-0016A  
CAMA Number: 0020-0016A  
Property Address: 15 POTASH LANE

Mailing Address: BAKULA, CAROLE ANN  
15 POTASH LANE  
POLAND, ME 04274

Parcel Number: 0020-0016B  
CAMA Number: 0020-0016B  
Property Address: POTASH LANE

Mailing Address: O'SHAUGHNESSY, ELENI Trustee  
33 WAMPANOAG DRIVE  
FRANKLIN, MA 02038



[www.cai-tech.com](http://www.cai-tech.com)

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# 500 foot Abutters List Report

Poland, ME  
September 08, 2019

Parcel Number: 0020-0017  
CAMA Number: 0020-0017  
Property Address: 19 POTASH LANE

Mailing Address: O'SHAUGHNESSY, KIERAN K.  
33 WAMPANOAG DRIVE  
FRANKLIN, MA 02038

Parcel Number: 0020-0018  
CAMA Number: 0020-0018  
Property Address: 5 CLIFF LANE

Mailing Address: VERREAU, COLLEEN  
5 CLIFF LANE  
POLAND, ME 04274

Parcel Number: 0020-0019  
CAMA Number: 0020-0019  
Property Address: 29 CLIFF LANE

Mailing Address: THE VERREAU FAMILY REVOCABLE  
TRUST  
43 WHITMAN DR.  
FREEMONT, NH 03044

Parcel Number: 0020-0020  
CAMA Number: 0020-0020  
Property Address: 26 CLIFF LANE

Mailing Address: BOOTH, CY K.  
1428 PALISADES LANE  
DELAND, FL 32724

Parcel Number: 0020-0021  
CAMA Number: 0020-0021  
Property Address: 22 CLIFF LANE

Mailing Address: DUMAIS, JOHN R.  
191 BUCK ST.  
GORHAM, ME 04038



[www.cai-tech.com](http://www.cai-tech.com)

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9/8/2019

Page 3 of 3

04/06/2017

**DEPARTMENT OF ENVIRONMENTAL PROTECTION**  
**PERMIT BY RULE NOTIFICATION FORM**  
 (For use with DEP Regulation, Natural Resources Protection Act- Permit by Rule Standards, Chapter 305)  
 PLEASE TYPE OR PRINT IN BLACK INK ONLY


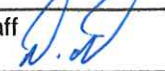
APPLICANT INFORMATION (Owner)				AGENT INFORMATION (If Applying on Behalf of Owner)			
Name:	Tim Garrlets			Name:	Alex Hersey		
Mailing Address:	187 Johnson Hill Rd			Mailing Address:	36 Beechwood Lane		
Town:	Poland			Town:	Durham		
State and Zip Code:	Maine 04274			State and Zip Code:	Maine 04222		
Daytime Phone #:	860-575-3934			Daytime Phone #:	207-522-9378		
Email Address:	tgarrlets@ce3inc.com			Email Address:	onpointlandscaper@gmail.com		

PROJECT INFORMATION							
Part of a larger project? (check one):	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	After the Fact? (check one):	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Project involves work below mean low water? (check one):	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Name of waterbody:	Thompson Lake
Project Town:	Poland		Project Location (Address):	187 Johnson Hill Rd		Map & Lot Number:	(10) 0020-0010
Brief Project Description:	Replacing Existing Patio and walkway. Adding in Stepping Stones from Driveway to the patio. Installing 2 sets of Natural Stone steps. Removing shrubs in front of Main house and grading the lawn to prevent water from running back into the house. Removing flower bed that runs along the existing walkway. Converting a flower bed attached to Patio, into a fire pit. Adding Pea stone Drip edge approximately 2 ft wide around entire house. Grading Parking area and adding Peastone						
Brief Directions to Site:	Starting at Rt 26, Take Rt 11 (Bakerstown Rd), take Right/on to Megquier Hill Rd, and a left onto Johnson Hill Rd.						

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

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

OFFICE USE ONLY	Ck.# <b>343</b>	Date <b>8/12/19</b>	Staff 	Staff 	
PBR # <b>68416</b>	FP <b>380.00</b>	Acc. Date <b>8/19/19</b>	Def. Date <b>8/14/19</b>	After Photos	



**NOTE: Municipal permits may also be required. Contact your local code enforcement office for more information. Federal permits may be required for stream crossings and for projects involving wetland fill. Contact the Army Corps of Engineers at the Maine Project Office for more information.**

**NOTIFICATION FORMS CANNOT BE ACCEPTED WITHOUT THE NECESSARY ATTACHMENTS**

- ☒ **Attach** all required submissions for the PBR Section(s) checked above. The required submissions for each PBR Section are outlined in Chapter 305 and may differ depending on the Section you are submitting under.
- ☒ **Attach** a check for the correct fee made payable to: "Treasurer, State of Maine". The current fee for NRPA PBR Notifications can be found at the Department's website: <http://www.maine.gov/dep/feeschedule.pdf> ☐
- Attach** a location map that clearly identifies the site (U.S.G.S. topo map, Maine Atlas & Gazetteer, or similar).
- ☐ **Attach Proof of Legal Name** if applicant is a corporation, LLC, or other legal entity. Provide a copy of Secretary of State's registration information (available at <http://icrs.informe.org/nei-sosicrs/ICRS?MainPage=x>)
- Individuals and municipalities are not required to provide any proof of identity.

I authorize staff of the Departments of Environmental Protection, Inland Fisheries & Wildlife, and Marine Resources to access the project site for the purpose of determining compliance with the rules.

I also understand that this PBR becomes effective 14 calendar days after receipt by the Department *unless the Department approves or denies the PBR prior to that date.*

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

Signature of Agent or Applicant:

*Alan Horgan*

Date:

8-8-19

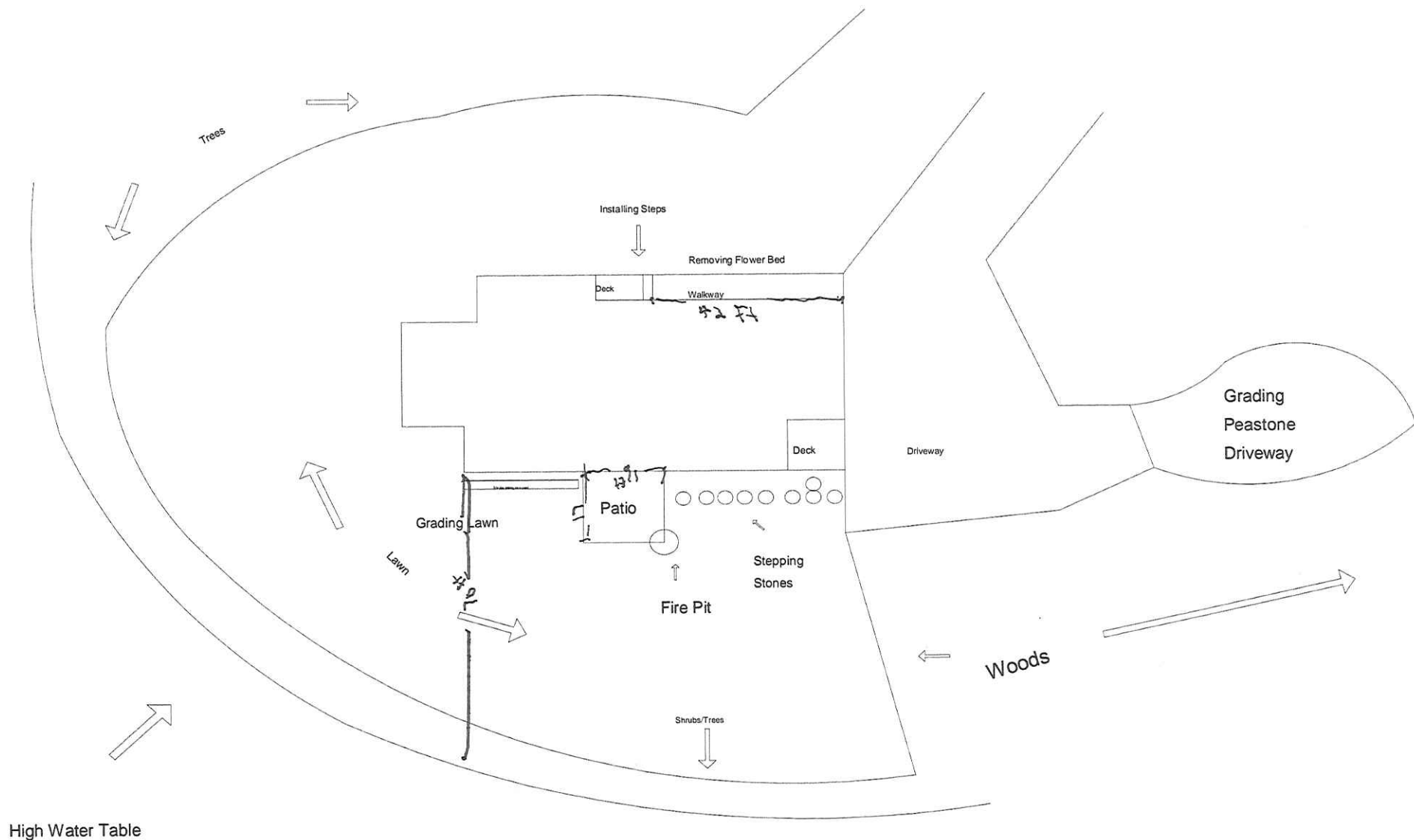
**Keep a copy as a record of permit.** Send the form with attachments via certified mail or hand deliver to the Maine Dept. of Environmental Protection **at the appropriate regional office listed below.** The DEP will send a copy to the Town Office as evidence of the DEP's receipt of notification. No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

AUGUSTA DEP  
17 STATE HOUSE STATION  
AUGUSTA, ME 04333-0017  
(207)287-7688

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

BANGOR DEP  
106 HOGAN ROAD  
BANGOR, ME 04401  
(207)941-4570

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



Patio- Removing Existing Patio and replacing with Natural Stone. We are going to keep the grass over 4 inches tall and use mulch to help maintain the buffer zone. There is also Trees and shrubs running along the shoreline.



Fire Place- Below (Left) is a picture of a flower bed that we will grubbed out and converted to a fire pit. A few of the stones will be repositioned to make it more uniform.

Stepping Stones- Below (Right)- The stepping stones will be sunken into the lawn. Leading from the patio to the Driveway. The stepping stones will be loamed and seeded immediately after completion. Hay mulch will be applied to the loam to help with any erosion.





Below is the part of the lawn that will be graded after removing the bushes. This is going to stop any water from running back into the foundation. To help with any erosion and sediment, we will keep the lawn that is not being affected in full growth and not mow. There is also a line of shrubs and trees between the lake and lawn.



Below- Pictures of the walkway and flower beds that are being replaced/removed with a new walkway.





Below- area that will have 2 sets of Natural Stone steps replaced.



Below-This is the part of the driveway that is being grubbed out and having peastone applied. There is also an issue with water draining back into the garage due to the grade o the driveway.



7:52



Johnson Hill Rd

Megquier Hill Rd

Tripp Pond

Bakerstown Rd

26

Pol

N Raymond Rd

Lower Range Pond

Middle Range Pond

Upper Range Pond

26

Poland

72°

187 Johnson Hill Rd

25 mi



ALEX D HERSEY  
36 BEECHWOOD LANE  
DURHAM, ME 04222  
207 522-9378

343

52-145/112  
30

8-8-19

Date

Pay to the  
Order of

Treasurer, State of Maine

\$ 80.00

*Eighty*

Camden  
NATIONAL BANK

Dollars



Photo  
Safe  
Deposit®  
Details on back

For

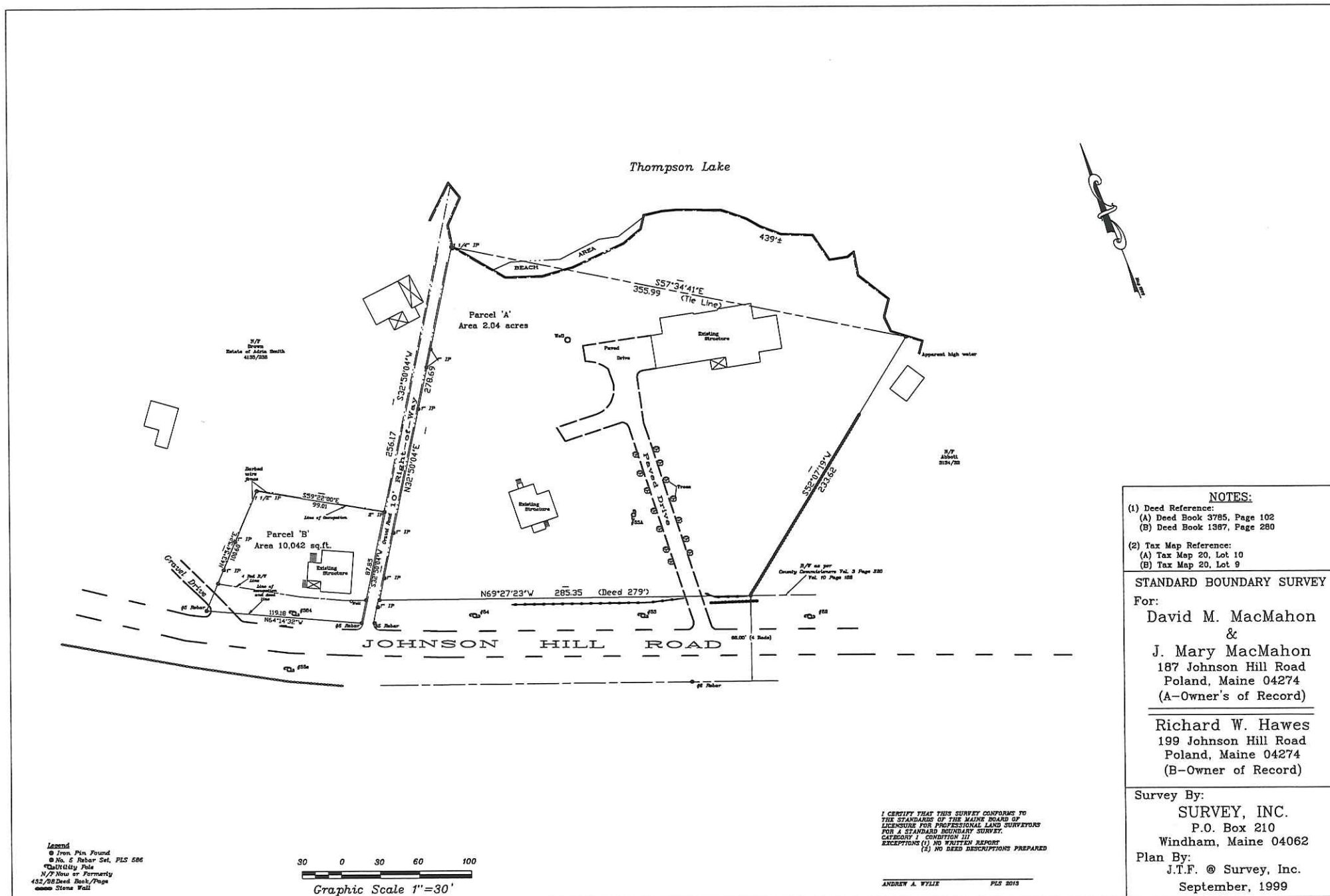
*Alex Hersey*

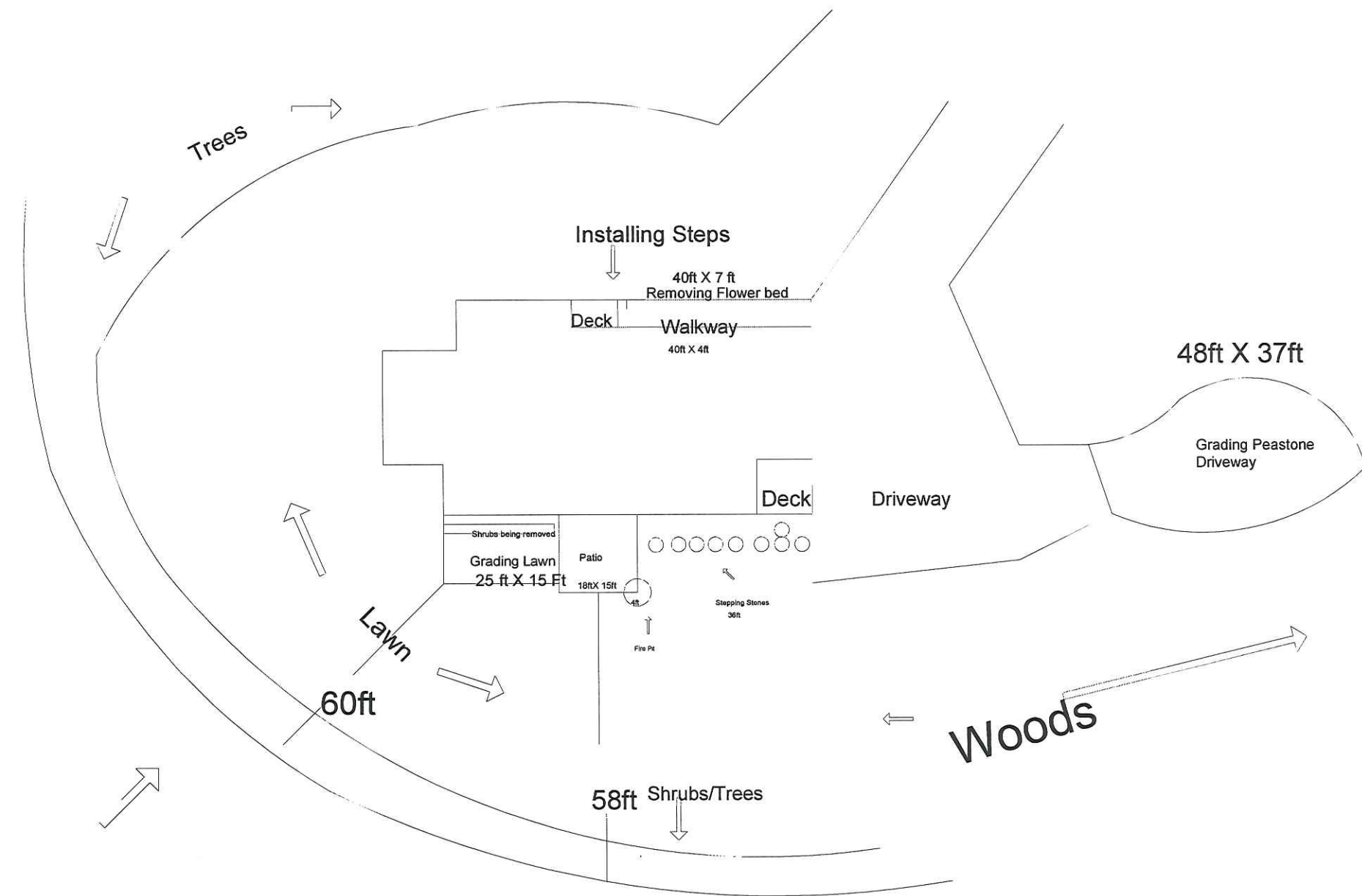
MP

EF06

revised Clarke









# Nonpoint Source Training & Resource Center



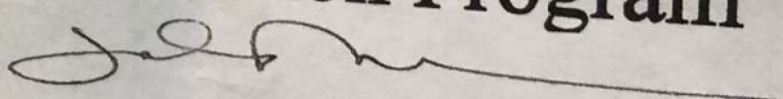
Certification in Erosion and Sediment Control Practices

Presented to

**Alex Hersey**

for successful completion of the requirements  
of the Voluntary Contractor Certification Program

Certification Expires: December 31, 2021

  
\_\_\_\_\_  
John MacLaine  
Non-Point Source Training Center Coordinator



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

Date of meeting you are requesting to be scheduled for: 9, 24, 2019 Meetings are normally conducted from 7:00 to 10:00 PM in the Municipal Conference Room at the Town Office  
Map 39 Lot 19 Sub-lot \_\_\_\_\_

Applicant's Name: Anna Lapre - Debra Lapre  
Mailing Address: 29 Garland Swamp Rd  
Town, State, Zip: Poland, ME  
Home Phone: 732-585-6419 Hours: \_\_\_\_\_  
Cell Phone: 732-921-0266 Hours: \_\_\_\_\_

Type of application: \_\_\_\_\_ Sketch Plan \_\_\_\_\_ Site Review \_\_\_\_\_ Shoreland \_\_\_\_\_ Subdivision \_\_\_\_\_ ☒ Informational  
Road location for project: 1171 Maine Street  
Zoning: \_\_\_\_\_ Lake Watershed: \_\_\_\_\_ Nature of  
business to be discussed (Brief description): Soaring Eagle Boat Storage

**IMPORTANT - READ CAREFULLY:**

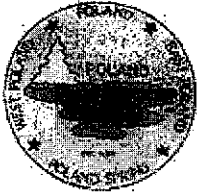
This Office must receive the original application, plus nine (9) copies, a digital PDF copy (on either cd or usb), and appropriate fees by Friday at 1:00 p.m., eleven (11) days before the stated meeting to be put on the upcoming agenda.

- 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: Anna Lapre Date: 9, 12, 19

**OFFICE USE ONLY:**  
Request Taken By: ARM Date: 9, 12, 19 Time: 12: 18 a.m. (p.m.)





## Town of Poland, Maine Planning Board

### Formal Site Plan Review

#### Instructions:

1. Read every part of this document. Failure to follow requirements can and will delay the Planning Board's decisions.
2. Fill out the forms on pages 1 through 6. Obtain or get copies of information as required by the application on these pages.
3. Use the "Submission Checklist" on pages 5 and 6 to make sure submission requirements are met.
  - a. The checklist is a summary of the standard requirements in Section 509.8 of the Comprehensive Land Use Code.
    - i. The actual Code wording may be found on-line at [www.polandtownoffice.org](http://www.polandtownoffice.org). Go to the "Code Enforcement" page, select "Comprehensive Land Use Code" at that bottom of the page. Hardcopies are available for purchase at the town office.
  - b. Make sure all waiver requests have a written statement for each request. Check with the Code Enforcement Office to make sure items stated as "On File" are indeed in the town office.
  - c. Some requirements may need only a one paragraph or one sentence statement. Make sure all requests are answered.
4. **NUMBER OF COPIES OF THE APPLICATION AND DUE DATE**
  - a. A total of at least ten (10) copies of the plans and one PDF copy (on either cd or usb) are needed. Be sure to make a copy for yourself.
  - b. The Code Enforcement Office must receive the original application, an additional 9 copies, and a digital PDF copy (either cd or usb) with appropriate fees by 1:00 p.m. eleven (11) days before the stated meeting to be put on the upcoming agenda.
  - c. If review for missing information by the Code Enforcement Officer is desired, a copy must be submitted to the CEO at least 14 days prior to the meeting.
  - d. The application must be on file for public review for at least 10 days prior to the meeting. Applications received after the Agenda is posted may not be reviewed by the Board for your scheduled meeting date.
5. Check with this office to make sure that all departments have responded to your application prior to the meeting.

PROJECT NAME: Luxe Studio

Date of Planning Board Review: 09 / 24 / 19

Application # \_\_\_\_\_

#### LOT INFORMATION:

Tax Assessor's Map # 39 Lot # 8 Sub lot # \_\_\_\_\_

Watershed: \_\_\_\_\_

Property's Road Location: 1184 Maine St Poland

Lot Size: \_\_\_\_\_ Acres or Sq. Ft. Road Frontage: \_\_\_\_\_ Ft.

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

Zoning District(s): V-1 Flood Zone: X Aquifer Overlay: AP-1

Current use of lot: Ice cream stand / vacant office

#### LAND OWNER(s):

Name(s) Marc Aube

Company MMAM, LLC

Mail Address: 544 Park Ave Main Phone 207-577-2695  
Auburn, ME

Town/State/Zip 04210

Alternate Phone: \_\_\_\_\_

**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): Brittany Tucci + Breeana SpauldingCompany: Luxe StudioMail Address: 372 Lisbon St Apt B Main Phone: 207-400-5156Town/State/Zip: Lisbon, ME 04250 Alternate Phone: 207-321-1942**THIS APPLICATION IS FOR:**

(Check all that apply)

- ☐ Commercial  
☐ Industrial  
☐ Institutional  
☐ Governmental  
☐ Open Space

- ☐ New Development  
☒ Change In Use  
☐ Expansion of Use  
☐ Expansion of Structure(s)  
☐ Resumption of Use

**EXISTING LOT CONDITIONS:**

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

1. **General**

Does this lot have any 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 &amp; 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

No change Sq. Ft.

b. Size of fields

or Acres

— Sq. Ft.

c. Size of driveways/roads

No change Sq. Ft.

d. Size of other non-vegetated areas

— Sq. Ft.

e. Wetlands already filled

— Sq. Ft.3. **Existing Main Structure**

a. Ground Footprint

1536 Sq. Ft.

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

" Sq. Ft.

c. Road Frontage Setback

50 Ft.

- d. Side Setback 85 Ft.  
 e. Rear Setback 25 Ft.  
 f. Distance to Great Pond ☒ Not applicable (over 250') Ft.  
 g. Distance to Stream ☒ Not applicable (over 250') Ft.  
 h. Distance to Wetlands ☒ Not applicable (over 250') Ft.  
 4. **Foundation Type** Full Basement Frost Walls ☒ Slab Piers  
 5. **Existing Accessory Structure(s)**  
 a. Total Number of Structures 0  
 b. Total Ground Footprint / Sq. Ft.  
 c. Total Floor Space / Sq. Ft.  
 d. Closest Road Setback / Ft.  
 e. Closest Side Setback / Ft.  
 f. Closest Rear Setback / Ft.  
 g. Distance to Great Pond ☒ Not applicable (over 250') Ft.  
 h. Distance to Streams ☒ Not applicable (over 250') Ft.  
 i. Distance to Wetlands ☒ Not applicable (over 250') Ft.  
 6. **Total Existing Impervious Surfaces** / 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 ½ mile of this lot.  
 c. Provide site plan(s) of your lot with existing development and its dimensions shown.  
 d. Provide site plan(s) of your lot with proposed development and its dimensions shown.  
     i. (May be combined on existing development drawing.)  
 e. Provide detailed plans of proposed structural development and changes.  
 f. Provide statements or drawings of methods of infrastructure:  
     ✓ i. Water supply  
     ✓ ii. Sewage disposal  
     iii. Fire protection  
     iv. Electricity  
     ✓ v. Solid waste disposal  
 g. Type, size, and location of signs.  
 h. Number of parking spaces.  
 i. Provide phosphorus loading calculation if in a great pond watershed area.  
 ✓ j. Anticipated date for start of construction.  
 ✓ k. Anticipated date for completion of construction.  
 l. Standard submissions requirements shall follow Section 509.8 of the Comprehensive Land Use Code. Copies of the Code are available for viewing at the Town Office and Library. Copies are available for purchase (\$25.00) in the Code Enforcement Office.  
     i. (Use checklist starting on page 6 for summary of usual requirements.)  
 m. Other requirements unique to your project added by the Planning Board.

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

This includes but is not limited to the following:

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

**DISCLOSURE: (READ BEFORE SIGNING)**

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

*Brittany Tucci Breanna Spaulding*

Applicant's Signature(s)

*9/12/19*

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				
			<b>Existing Conditions (Site Plan)</b>				
			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				
			<b>Proposed Development (Site Plan)</b>				
✓			Location & dimensions of all new structures. New development delineated from existing development				
		✓	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				
✓			<b>TRAFFIC DATA</b>				

For Applicant Use			Section 509.8.A Submission requirements	For Planning Board Use			
Provided	Waiver Request	Not Applicable		Received	On File	Waived	Not Applicable
		✓	Peak hour traffic				
		✓	Traffic counts				
		✓	Traffic accident data				
		✓	Road capacities				
		✓	Traffic signs, signals				
		✓	<b>STORMWATER &amp; EROSION</b>				
		✓	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 <sup>3</sup>	\$150.00	Each application + fees below
Approval extension, Planning Board Approval only	\$50.00	One extension only (no other fees)
Escrow <sup>4</sup> , 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 <sup>2</sup> 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 and 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**

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 \_\_\_\_ Lot \_\_\_\_ Sub-lot \_\_\_\_

Applicant's Name: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_  
Town, State, Zip: \_\_\_\_\_  
  
Home Phone: \_\_\_\_\_ Hours: \_\_\_\_\_  
Work Phone: \_\_\_\_\_ Hours: \_\_\_\_\_

Type of application: ☐ Sketch Plan ☐ Site Review ☐ Shoreland ☐ Subdivision ☐ Informational  
**Road location for project:** \_\_\_\_\_  
Zoning: \_\_\_\_\_ Lake Watershed: \_\_\_\_\_ Nature of  
business to be discussed (*Brief description*): \_\_\_\_\_  
\_\_\_\_\_

**IMPORTANT - READ CAREFULLY:**

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

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

Applicant's Signature: \_\_\_\_\_ Date: \_\_\_\_/\_\_\_\_/\_\_\_\_

**OFFICE USE ONLY:**

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





# 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



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9/12/2019

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# 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.

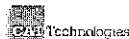
Mailing Address: RELIC, LLC  
47 COOK RD  
OTISFIELD, ME 04270

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



[www.cai-tech.com](http://www.cai-tech.com)

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9/12/2019

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Abutters List Report - Poland, ME



# 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

CAI Technologies

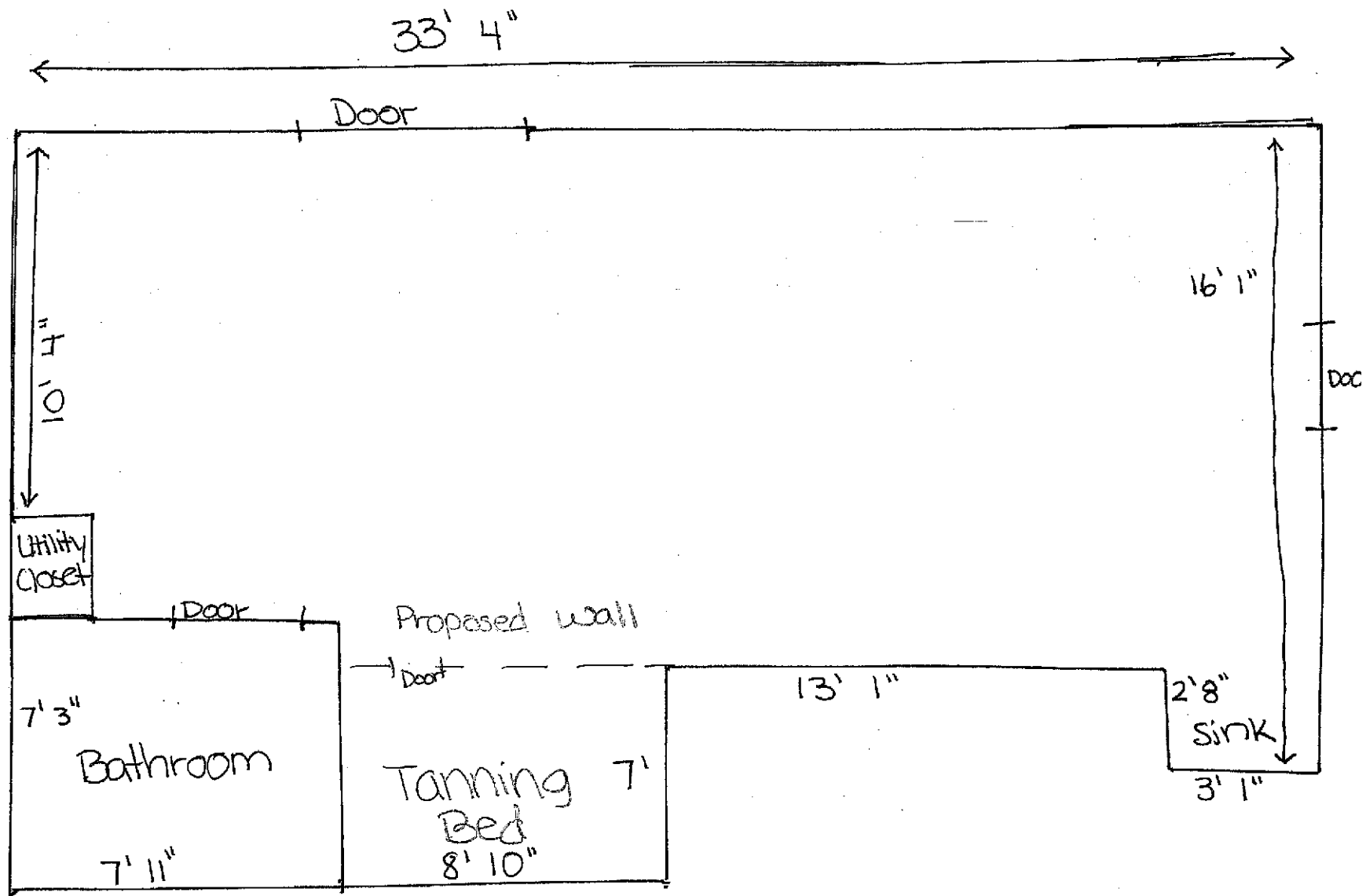
[www.cai-tech.com](http://www.cai-tech.com)

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Abutters List Report - Poland, ME

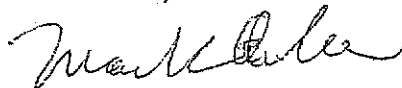


9/12/2019

To Whom It May Concern,

I, Mark Aube, approve the change of use to the property I own at the address of 1184 Maine St – Unit 2 in Poland, Maine. The changes made to the space have been discussed and approved.

Thank You,

A handwritten signature in cursive script, appearing to read "Mark Aube".

Mark Aube

Change of Use

1184 Maine St., Poland, ME

Anticipated construction start date: 10/1/19

Anticipated construction end date: 12/1/19

Traffic data: Expected 1-2 clients per hour

Bittern Tucci 9/12/19

Breanna Spaulding 9/12/19



**State of Maine**  
**DEPARTMENT OF PROFESSIONAL AND FINANCIAL REGULATION**  
**OFFICE OF PROFESSIONAL AND OCCUPATIONAL REGULATION**  
**BARBERING AND COSMETOLOGY LICENSING PROGRAM**

**License Number CO56429**

Be it known that

**BREEANNA LYNN SPAULDING**

has qualified as required by Title 32 MRSA Chapter 126 and is licensed as:  
**COSMETOLOGIST**

**ISSUE DATE**  
October 16, 2018

*Anne L. Head*  
Commissioner

**EXPIRATION DATE**  
October 31, 2019

X Detach



**STATE OF MAINE**

DEPARTMENT OF PROFESSIONAL AND FINANCIAL REGULATION  
OFFICE OF PROFESSIONAL AND OCCUPATIONAL REGULATION  
BARBERING AND COSMETOLOGY LICENSING PROGRAM

License Number CO56429  
**BREEANNA LYNN SPAULDING**  
COSMETOLOGIST

**ISSUED 10/16/2018**

**EXPIRES 10/31/2019**

**STATE OF MAINE**

DEPARTMENT OF PROFESSIONAL AND FINANCIAL REGULATION  
35 State House Station  
Augusta, Maine 04333-0035  
(207) 624-8603

*Anne L. Head*  
Commissioner

# SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Maine Department of Planning & Construction  
Division of Health Engineering  
(207) 287-5572 Fax (207) 287-5573

**PROPERTY LOCATION**

City, Town, or Plantation: POLAND

Street or Road: 1184 MAIN ST. (RT. 26)

Subdivision, Lot #:

>> CAUTION: PERMIT REQUIRED - ATTACH IN SPACE BELOW

**OWNER/APPLICANT INFORMATION**

Name (last, first, MI): COTE LISA ☒ Owner ☐ Applicant

Mailing Address of Owner/Applicant: P.O. BOX 1734  
AUBURN, ME 04211

Daytime Tel. #: 754-6264

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.

**OWNER OR APPLICANT STATEMENT**

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

Signature of Owner or Applicant: \_\_\_\_\_ Date: \_\_\_\_\_

Municipal Tax Map # 39 Lot # 8

**CAUTION: INSPECTION REQUIRED**

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

Local Plumbing Inspector Signature: \_\_\_\_\_ (1st) date approved: \_\_\_\_\_

\_\_\_\_\_ (2nd) date approved: \_\_\_\_\_

## PERMIT INFORMATION

**TYPE OF APPLICATION**

☐ 1. First Time System

☒ 2. Replacement System

Type replaced: UNCERTAIN

Year installed: UNCERTAIN

☒ 3. Expanded System

☐ a. Minor Expansion

☒ b. Major Expansion

☐ 4. Experimental System

☐ 5. Seasonal Conversion

**THIS APPLICATION REQUIRES**

☒ 1. No Rule Variance

☐ 2. First Time System Variance

☐ a. Local Plumbing Inspector Approval

☐ b. State & Local Plumbing Inspector Approval

☐ 3. Replacement System Variance

☐ a. Local Plumbing Inspector Approval

☐ b. State & Local Plumbing Inspector Approval

☐ 4. Minimum Lot Size Variance

☐ 5. Seasonal Conversion Permit

**DISPOSAL SYSTEM COMPONENTS**

☒ 1. Complete Non-engineered System

☐ 2. Primitive System (graywater & alt. toilet)

☐ 3. Alternative Toilet, specify: \_\_\_\_\_

☐ 4. Non-engineered Treatment Tank (only)

☐ 5. Holding Tank, \_\_\_\_\_ gallons

☐ 6. Non-engineered Disposal Field (only)

☐ 7. Separated Laundry System

☐ 8. Complete Engineered System (2000 gpd or more)

☐ 9. Engineered Treatment Tank (only)

☐ 10. Engineered Disposal Field (only)

☐ 11. Pre-treatment, specify: \_\_\_\_\_

☒ 12. Miscellaneous Components: TANK A-300

**SIZE OF PROPERTY**

24,517 ☒ SQ. FT. ☐ ACRES

**SHORELAND ZONING**

☐ Yes ☒ No

**DISPOSAL SYSTEM TO SERVE**

☐ 1. Single Family Dwelling Unit, No. of Bedrooms: \_\_\_\_\_

☐ 2. Multiple Family Dwelling, No. of Units: \_\_\_\_\_

☒ 3. Other: FROZEN CUSTARD TAKE-OUT + 1 CHAIR BEAUTY SALON + TANNING SALON

Current Use: ☒ Seasonal ☐ Year-round ☐ Undeveloped

**TYPE OF WATER SUPPLY**

☒ 1. Drilled Well ☐ 2. Dug Well ☐ 3. Private ☐ 4. Public ☐ 5. Other

LOCATE PROPOSED REPLACEMENT WELL

100' MIN FROM SYSTEM

## DESIGN DETAILS (SYSTEM LAYOUT SHOWN ON PAGE 3)

**TREATMENT TANK**

☒ 1. Concrete WITH 24" BEL A-300 OUTLET FILTER

☐ 2. Regular

☐ b. Low Profile

☐ 2. Plastic

☐ 3. Other: \_\_\_\_\_

CAPACITY: 1000 GAL. (MIN.)

**DISPOSAL FIELD TYPE & SIZE**

☐ 1. Stone Bed ☐ 2. Stone Trench

☒ 3. Proprietary Device

☐ a. cluster-array ☒ c. Linear

☒ b. regular load ☐ d. H-20 load

☐ 4. Other: \_\_\_\_\_

SIZE: 1200 ☒ sq. ft. ☐ lin. ft.

**GARBAGE DISPOSAL UNIT**

☐ 1. No ☐ 2. Yes ☒ 3. Maybe

If Yes or Maybe, specify one below:

☐ a. multi-compartment tank

☐ b. \_\_\_\_\_ tanks in series

☐ c. increase in tank capacity 24" BEL

☒ d. Filler on Tank Outlet A-300

**DESIGN FLOW**

331 gallons per day

BASED ON: N.S.

☐ 1. Table 501.1 (dwelling unit(s)) 6 WORKERS

☒ 2. Table 501.2 (other facilities) TOTAL IN SHOW CALCULATIONS A 24 HR PERIOD

156 G.P.D X 1.8 + 4 Employees

215 G.P.D EXTRA FOR FROZEN CUSTARD TAKE-OUT + 115 G.P.D FOR 1 CHAIR BEAUTY SALON + 1 ADDITIONAL WORKER FOR TANNING SALON.

**SOIL DATA & DESIGN CLASS**

PROFILE CONDITION DESIGN: S 1 B 1 2

at Observation Hole # TR-1

Depth 28.6'

of Most Limiting Soil Factor

**DISPOSAL FIELD SIZING**

☐ 1. Small—2.0 sq. ft. / gpd

☒ 2. Medium—2.6 sq. ft. / gpd

☐ 3. Medium—Large 3.3 sq. ft. / gpd

☐ 4. Large—4.1 sq. ft. / gpd

☐ 5. Extra Large—5.0 sq. ft. / gpd

**EFFLUENT/EJECTOR PUMP**

☐ 1. Not Required

☐ 2. May Be Required

☒ 3. Required

Specify only for engineered systems:

DOSE: \_\_\_\_\_ gallons

## SITE EVALUATOR STATEMENT

I certify that on 11-1-05 (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: NORMAN G. SCOTT SE #: 707 Date: 11-12-05

Site Evaluator Name Printed: NORMAN G. SCOTT Telephone Number: 657-5264 E-mail Address: Revised 6-28-06 M.S.

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



