

**Planning Board Meeting
April 10, 2018 – 7:00 PM
Town Office Conference Room**



Meeting Materials

Planning Board
Tuesday, April 10, 2018
7:00 PM – Town Office Conference Room

CALL TO ORDER

MINUTES

February 27, 2018

March 21, 2018

March 27, 2018

COMMUNICATIONS

OLD BUSINESS

Formal Shoreland Zoning Application – Supplemental Information from December 28, 2017 Meeting –
5 Willow Lane – Map 19 Lot 12

Formal Shoreland Zoning Application – 185 Birch Drive – Map 44 Lot 93

NEW BUSINESS

Formal Shoreland Zoning Application – 232 Jordan Shore Drive – Map 30 Lot 8A

Informational Meeting – 91 Birch Drive – Map 43 Lot 47

ANY OTHER BUSINESS

ADJOURNMENT

**POLAND PLANNING BOARD
MINUTES OF MEETING
February 27, 2018
Approved on _____, 2018**

CALL TO ORDER – Chairperson Porter called the meeting to order at 7:00 PM with members Dawn Dyer and Alternate Mark Weinberg present. Members Alex Duff and Jesse Childs were absent without notice. Member George Greenwood absent with notice. Member Weinberg will be a voting member for this meeting.

MINUTES – Member Dyer moved to approve the minutes from the February 13, 2018 meeting as presented. Member Weinberg seconded the motion. Discussion: None
Vote: 3-yes 0-no

OLD BUSINESS –

Formal Shoreland Zoning Application – 121 Birch Drive – Map 44 Lot 63-65

Motion to approve the application was tabled at the February 13, 2018 meeting until abutters were notified.

Abutters were notified. One abutter, Casey Geiger 129 Birch Drive, appeared at and spoke at the meeting. He had no objections to the application.

Member Dyer moved to approve the application. Member Weinberg seconded the motion. Discussion: None Vote: 3-yes 0-no

Formal Shoreland Zoning Application – 160 Jordan Shore Drive – Map 30 Lot 3 & 22D

Originally came before the board in the fall and the board raised concerns. This is the update to the application to address those concerns.

Board finds that the application is complete pending receipt of the percentage of expansion of the building on the application. Member Dyer moved to accept application as complete. Member Weinberg seconded the motion. Discussion: None Vote: 3-yes 0-no

Member Dyer moved to approve the application. Member Weinberg seconded the motion. Discussion: None Vote: 3-yes 0-no

NEW BUSINESS – None

ANY OTHER BUSINESS – None

ADJOURN – Member Dyer moved to adjourn. Member Weinberg seconded the motion. Discussion: None
Vote: 3 -yes 0-no

Recorded by: Sarah Merrill

**POLAND PLANNING BOARD
MINUTES OF MEETING
February 27, 2018
Approved on _____, 2018**

Planning Board

Dawn Dyer, Vice -Chairperson

Alex Duff

James Porter, Chairperson

Jesse Childs

George Greenwood

Mark Weinberg, Alternate

POLAND PLANNING BOARD
MINUTES OF MEETING
March 21, 2018
Originally scheduled February 13, 2018 cancelled due to snow.
Approved on _____, 2018

CALL TO ORDER – Chairperson Porter called the meeting to order at 7:00 PM with Members Mark Weinberg and George Greenwood present. Member Jesse Childs notified Administrative Assistant Sarah Merrill that would no longer wished to be on the board. Alternative Member Weinberg now a full Member. Members Alex Duff and Dawn Dyer absent without notice.

MINUTES – There was an error with the February 27, 2018. No vote.

OLD BUSINESS – None

NEW BUSINESS –

Proposal for 3 Lot Subdivision – 260 Megquier Hill Road – Map 14 Lots 25 & 25B

This is a pre-application meeting to be sure what the owners want to do is allowable. The board needs more information on further development potential. With a formal application a cluster sub-division plan and a traditional subdivision plan must be included. Houses must keep with the tradition of the neighborhood.

Opened floor to comments from the public:

- Ron and Norma Schwint of 230 Megquier Hill Road – Had questions about which side of the current farmhouse this subdivision is going to be on, the quality of the proposed new homes, will these homes fit in the neighborhood, and are more homes going to be built on the remaining land.

- Russ Siebold of Fernald Road – Had questions about whether both lots are accessible from Megquier Hill Road. He thinks there should be access from Fernald Road not Megquier Hill Road, and he wants the board to look closely at erosion and water runoff from this and future development of the property and how it effects the properties below that are closer to the lake.

Formal Shoreland Zoning Application – 102 Legendre Lane – Map 23 Lot 5

Building has to be moved to the best practical extent as far away from the lake as possible while following other setbacks such as 20' from the road. The septic is not a mitigating factor in placement of the house to the best practical extent because the septic can be moved. Consensus of the board – if

POLAND PLANNING BOARD
MINUTES OF MEETING
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they move and or rotate the house to 5' of septic, and 20' from the road, and get impervious surfaces down to what currently exists on that lot then the requirements would be met.

Member Greenwood moved to accept the submissions checklist as complete. Member Weinberg seconded the motion. Vote: 3-yes 0-no

Member Greenwood moved to approve the application with stipulations and to bring updates in. member Weinberg seconded the motion. Vote: 3-yes 0-no

Formal Shoreland Zoning Application – 245 Jordan Shore Drive – Map 30 Lot 11

Update to a previously submitted plan. Don't have to resubmit phosphorous calculations for this update. Member Greenwood moved to approve the application with the newly submitted plan. Member Weinberg seconded the motion. Vote: 3-yes 0-no

Informational Meeting – Jessica Way – Map 13 Lot 16 Sub-lot 14

There's disagreement between the board and Applicant as to how and if this property can be further developed. Conclusion of the Board is for a Applicant to submit a formal plan so that questions can be answered.

Informational Meeting – 232 Jordan Shore Drive – Map 30 Lot 08A

Originally permitted to move existing house back and rebuild home with foundation. During process the house was then deemed unsalvageable and was torn down. Code Enforcement Officer said this now needed to go before the Planning Board. Conclusion of the Board is to submit a formal application for approval before project can move forward.

Discussion About Application Timeline

Tabled to next meeting due to time constraints.

ANY OTHER BUSINESS – None

ADJOURN – Member Greenwood moved to adjourn at 10:35pm. Member Weinberg seconded the motion. Vote: 3-yes 0-no

Recorded by: Sarah Merrill

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MINUTES OF MEETING
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Planning Board

Dawn Dyer, Vice -Chairperson

Alex Duff

James Porter, Chairperson

Jesse Childs

George Greenwood

Mark Weinberg, Alternate

**POLAND PLANNING BOARD
MINUTES OF MEETING
March 27, 2018
Approved on _____, 2018**

CALL TO ORDER – Chairperson Porter called the meeting to order at 7:00 PM with Members Mark Weinberg, Alex Duff, and Dawn Dyer present. Member George Greenwood absent with notice.

MINUTES – February 27, 2018 Board decided to hold off on the minutes till a later date.

OLD BUSINESS –

Shoreland Zoning Application – Supplemental Information from December 28, 2017 Meeting
5 Willow Lane – Map 19 Lot 12

Member Dyer moved to table this to the next meeting because the Applicant called to say he would be unable to attend. Member Duff seconded the motion. Vote: 4-yes 0-no

Discussion about Application Timeline

Tabled to the end of the meeting. Final decision is to follow CLUC and move deadline to meet minimum of 10 day requirement. Conclusion is that the packets will need to be in by the end of business on the Friday ten (10) days before the planning board meeting to be put on the agenda. Put new timeline on website ahead of new start date to notify people.

NEW BUSINESS –

Informational Meeting – Retail Rental & Storage on Route 26

The conclusion of the Planning Board is for the Code Enforcement Officer to determine if the use is allowed under CLUC and for the Applicant to submit a formal application under this use. Planning Board believes this may fall under the Business Primary Function use or another use.

Informational Meeting – Jessica Way – Remaining Lots of Wildwood

Applicant called before meeting to remove this from the agenda.

Formal Shoreland Zoning Application – 185 Birch Drive – Map 44 Lot 93

Member Dyer moved to table this to the next meeting because the Applicant called to say he would be unable to attend. Member Duff seconded the motion. Vote: 4-yes 0-no

ANY OTHER BUSINESS – None

ADJOURN – Member Weinberg moved to adjourn. Member Duff seconded the motion.
Vote: 4-yes 0-no

Recorded by: Sarah Merrill

**POLAND PLANNING BOARD
MINUTES OF MEETING
March 27, 2018
Approved on _____, 2018**

Planning Board

Dawn Dyer, Vice -Chairperson

Alex Duff

James Porter, Chairperson

Jesse Childs

George Greenwood

Mark Weinberg, Alternate

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. Make seven copies of the application and required submissions as well as **one digital PDF copy**. 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 seven days prior to the stated meeting.**

Applicant Name:	AARON DUNN	Date of Board Review:	
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Application

PARCEL INFORMATION:			
Parcel ID:	MAP 30 LOT 8A		
Lake Watershed:	TRIPP POND		
Road Location:	232 Jordan Shore Drive		
Lot Size:	33,695 (sq. ft.)	Year Created:	1970
Shore Frontage:	0 (ft.)	Road Frontage:	109.90 (ft.)
Zone:	Residential	Flood Zone:	NO
Aquifer Overlay:	UNKNOWN	Current Use:	Single Family

OWNER INFORMATION:	
Name:	A. Bradford Card and Lorine Card
Mailing Address:	Card & Associates LLC, 3000 St. SE, Suite 402 Washington DC 20003
Phone #:	202 997-5497

APPLICANT INFORMATION:	
Applicant Is:	<input type="checkbox"/> Landowner <input checked="" type="checkbox"/> Contractor <input type="checkbox"/> Renter <input type="checkbox"/> Buyer <small>*If applicant is landowner, write "SAME" below. If not the landowner, please submit a letter of permission to construct on or use the land, and complete below.</small>
Name:	Big Twig Homes LLC
Mailing Address:	588 Bakerstown Rd. Poland
Phone #:	207 939-2210

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

Existing Lot Conditions

1. GENERAL		
A. Does this lot have any development? (If no, go to proposed development)		<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
B. Is there an existing well?		<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
C. Is there an existing Septic System?		<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
D. Is there an existing road entry?		<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
<ul style="list-style-type: none"> • If YES include any changes or modifications on plans. • If NO please submit a copy of appropriate Road/Entrance Application. 		
E. Will there be any existing structures removed?		<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
<ul style="list-style-type: none"> • If YES, submit information about the structure and how it will be disposed of. 		
2. EXISTING LAND DEVELOPMENT & IMPROVEMENTS NOT INCLUDING BUILDINGS		
A. Size of lawns:	2,330	(sq. ft.)
B. Size of fields:	0	(sq. ft.)
C. Size of driveways/roads:	480	(sq. ft.)
D. Size of paths or other non-vegetated areas:	0	(sq. ft.)
E. Size of wetlands already filled	0	(sq. ft.)

3. EXISTING MAIN STRUCTURE			
A. Ground Footprint:		1588	(sq. ft.)
B. Total gross floor space (exterior dimensions of all floors):		1588	(sq. ft.)
C. Road frontage setback:		25'	(ft.)
D. Side setback:		18'	(ft.)
E. Rear setback:		100+	(ft.)
F. Distance to Great Pond:		80'	(ft.)
G. Distance to stream:		0	(ft.)
H. Distance to wetlands:		0	(ft.)
Foundation:	<input checked="" type="checkbox"/> Full Basement	<input type="checkbox"/> Frost Walls	<input type="checkbox"/> Slab
		<input checked="" type="checkbox"/> Piers	
4. EXISTING ACCESSORY STRUCTURE			
A. Total number of structures:		1	
B. Total ground footprint:		336	(sq. ft.)
C. Total floor space:		336	(sq. ft.)
D. Closest road setback:		125'	(ft.)
E. Closest side setback:		25'	(ft.)
F. Closest rear setback:		100+	(ft.)
G. Distance to Great Pond:		190'	(ft.)
H. Distance to Streams:		0	(ft.)
I. Distance to Wetlands:		0	(ft.)
5. TOTAL EXISTING IMPERVIOUS SURFACES			
A. Add 2c + 2d + 3a + 4b:		2404	(sq. ft.)
B. Divide this by lot size in square feet x 100%:		7.13	%
		*This number cannot exceed 15%	

Proposed Development

1. WETLANDS TO BE IMPACTED:		0	(sq. ft.)
2. CHANGES IN LANDSCAPE (Can be negative value for size reduction)			
A. Changes in lawn size:		0	(sq. ft.)
B. Changes in buffers:		0	(sq. ft.)
C. Changes in naturally wooded areas:		0	(sq. ft.)
D. Total opening in forest canopy:		0	(sq. ft.)
3. CHANGES IN FOOTPRINT(S) AND DEVELOPED AREA(S)			
A. Changes in building footprint(s):		1562.61	(sq. ft.)
B. Changes in driveway/roadway:		400.	(sq. ft.)
C. Changes in patios, walkways, etc:		320	(sq. ft.)
D. Total changes to impervious surfaces (3a + 3b + 3c):			(sq. ft.)
4. PERCENTAGE OF LOT COVERED BY IMPERVIOUS SURFACES		2282.61	
A. 5. (Total existing impervious surfaces) + 3d (above)/total lot square footage x 100%		6.77	%
		*This number cannot exceed 15%	

Required Submissions

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

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

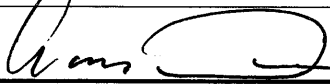
- *Include: Dimensions, location, and distances of lot lines. Lawns, wooded areas, roadways, high water lines, driveways, septic system, walkways, and structures.*
- *Show names of roads and water bodies*
- Provide site plan(s) of your lot with proposed development and its dimensions shown (*may be combined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

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

POLAND ME.

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: <u>3/22/18</u>
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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				
			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>				
			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				
			Show all structures				
X			Side and road setbacks shown				
X	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	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				
			<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>				
		X	<u>Copies of state, federal permits (if applicable)</u>				

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

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

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

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

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

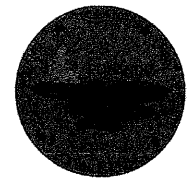
Conditions of Approval: _____

 Planning Board Chair

 Date



Phosphorus Calculation Form



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

POINT SYSTEM

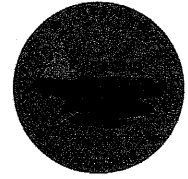
The Applicant shall meet or exceed thirty (30) points based on the following schedule:

PROPOSED PHOSPHORUS CONTROL MEASURES (Check those proposed)		POINTS ALLOWED (By CEO or Planning Board)
	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.	15
	20 Points for a 50 foot wide buffer.	
	25 Points for a 75 foot wide buffer.	
	30 Points for a 100 foot wide buffer.	30
TOTAL		45

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



Fee Schedule

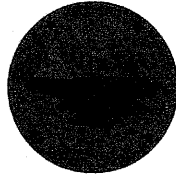


Site Review & Formal Shoreland Zoning

Type	Description	Amount	Units/Comments
Application – Sketch Plans	Rough Design	\$75.00	Each application (no other fees)
Application – Formal		\$150.00	Each application + fees below
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.

APRIL 10~~th~~ / 2018

Date of the meeting you are requesting to be scheduled for

Applicant's Name:	AARON DUNN
Mailing Address:	588 BAKERSTOWN RD
Town, State, Zip:	POLAND ME 04274
Phone Number:	207 939-2210

Type of Application:	<input type="radio"/> Sketch Plan <input type="radio"/> Site Review <input type="radio"/> Shoreland <input type="radio"/> Subdivision <input type="radio"/> Informational			
Map, Lot:	MAP 30 Lot 8A			
Road Location:	232 Jordan Shore.			
Zoning:	RESIDENTIAL	Lake Watershed:	TRIPP LAKE	
Project Description:	Build New 40x40 House install New Septic system move home Behind 100' MARK FINISH AUX APARTMENT WAIVER FOR 20' side set backs.			

IMPORTANT INFORMATION:

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

Applicant Signature:		Date:	3/22/18
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Request for Waiver

DATE: 3/22/2018

We are requesting a waiver for 20' side Setbacks
At 232 Jordan shore Drive Poland
Owner A. Bradford Card
300m street SE suite 402 Washington DC. 20003
Phone 202 997-5497

Agent for the Card Project
Aaron Dunn- Big Twig Homes LLC.
588 Bakerstown road Poland Maine
207 939-2210



Big Twig Homes LLC. Aaron Dunn <bigtwhomes@gmail.com>

Permits

1 message

A. Bradford Card <brad@cardandassociates.com>
To: Aaron Dunn <aaron@bigtwhomes.com>
Cc: lorine.card@gmail.com

Thu, Mar 1, 2018 at 12:42 PM

Please act on my authority to pull permits from the town of Poland for my construction.
Thanks
Brad

Sent from my iPhone

N O T N O T
A N Warrant Deed A N
O F F I C I A L O F F I C I A L
Tommy G. Sauer of 32 Blueberry Lane, Apt 208, Fair

mouth, Cumberland County, Maine
04105-1856, by and through Robert T. Sauer, her Attorney-in-Fact pursuant to Financial Durable
Power of Attorney dated December 29, 2010, a copy of which is appended hereto, for consideration
paid, grants to Allen B. Card and Lorine D. Card with a mailing address of 896 Helga Place, McLean,
Fairfax County, Virginia, as joint tenants, with Warranty Covenants, certain lots or parcels of land,
with any buildings thereon, situated in Poland, Androscoggin County, Maine, bounded and described
as follows, to wit:

MAINE REAL ESTATE
TRANSFER TAX PAID

Parcel One:

Situated on the easterly side of the Old Route #11, so-called, which is situated on the
easterly shore of Tripp Lake beginning at a point on the easterly side of Old Route #11,
as aforesaid, which is located one hundred eighty (180) feet southerly of the premises
now or formerly of Robert G. Mills et ux, and described in a conditional conveyance by
said Mills dated March 21, 1963, and recorded in the Androscoggin County Registry of
Deeds, Book 889, Page 483; thence in an easterly course one hundred (100) feet to a
point and corner; thence at right angles and in a southerly course, seventy-five (75) feet
to another point and corner; thence at right angles and in a westerly course and parallel
with the first mentioned boundary, one-hundred (100) feet to the easterly side of Old
Route #11, seventy-five (75) feet to the point of beginning.

Also granted herein, a right of shore privileges in common with said Mills and others
having a similar right, upon and over the land now or formerly of said Mills existing
between Old Route #11 aforementioned and Tripp Lake, described and identified as
follows:

Beginning at a point on the westerly side of Old Route #11 which marks the dividing
line of the premises herein identified, and land now or formerly of Clifford S. Libby and
recorded in said Registry in Book 901, Page 178; thence in a westerly course on the
northerly side line of said Libby forty-five (45) feet to a point and corner; thence in a
northeasterly course on the easterly shore of said Tripp Lake eighty-two (82) feet, more
or less, to the westerly side of said Old Route #11; thence in a southerly course on the
westerly side of Route #11, seventy-five (75) feet to the point of beginning.

Parcel Two:

A certain lot or parcel of land situated on the easterly side of Old Route #11, so-called,
beginning at an iron post set in the ground on the easterly side of Old Route #11, as
aforesaid, which marks the southwest corner of Parcel One above: thence southerly on
the easterly side of said Old Route #11, fifteen (15) feet to a point and corner marked
by an iron post; thence at right angles in an easterly direction one hundred (100) feet to
another point and corner marked by an iron post; thence at right angles and in a
northerly course, parallel with the highway aforesaid fifteen (15) feet to an iron post

marking the south east corner of Parcel One above thence in a westerly course on the line of the Parcel One above one hundred (100) feet to the point of beginning.

O F F I C I A L O F F I C I A L

Also granted herein is a right of shore privileges in common with Robert G. Mills et ux and others having a similar right, upon and over the land of said Mills existing between Old Route #11 aforementioned and Tripp Lake, being the same area described in Parcel One above. A N A N

O F F I C I A L O F F I C I A L

Parcel Three: P Y C O P Y

A certain lot or parcel of land situated on the easterly side of the Old Route #11, so-called, in that area which is located near the easterly shore of Tripp Lake beginning at a point on the easterly side of said Old Route #11, as aforesaid, which marks the dividing line of the premises herein conveyed and Parcel One above; thence in an easterly course on the northerly boundary line of Parcel One above, one hundred (100) feet to a point and corner; thence in a northerly course parallel with the highway aforesaid, ten (10) feet to another point and corner; thence in a westerly course parallel with the first mentioned boundary one hundred (100) feet to the easterly side of said Old Route #11; thence in a southerly course on the easterly side of Old Route #11, ten (10) feet to the point of beginning.

Also granted is a right of shore privileges, in common with Robert G. Mills et ux and others having a similar right, upon and over such land of said Mills existing between Old Route #11 aforementioned and Tripp Lake, which is specifically set forth and identified in Parcel One above.

Parcel Four:

A certain lot or parcel of land situated on the easterly side of the Old Route #11 so-called, in the Lake Tripp area in said Town of Poland, County and State aforesaid, being described and identified as follows:

Being a narrow strip of land ten (10) feet in width, situated between a lot of land conveyed by Robert G. Mills et ux to Clifford S. Libby et al by deed dated October 21, 1966 and recorded in the Androscoggin County Registry of Deeds in Book 965, Page 592, and Parcel Two above having the highway aforesaid as the westerly boundary and the projection of the rear boundary of the two aforementioned lots of land as an east boundary, the said Libby lot being situated on the southerly boundary of said ten (10) foot strip and said Parcel Two above situated on the northerly side of said strip.

Parcel Five:

Also another lot or parcel of land situated at the rear and easterly area now or formerly of said Sargent's premises, bounded and described as follows:

Beginning at the southeast corner of Parcel Four above; thence in an easterly course in a straight line as projected from the southerly boundary of said Parcel Four, for a distance of forty-five (45) feet to a point and corner; thence at right angles in a northerly course and parallel with the easterly boundary of Parcels One, Two, Three and Four for distance of one hundred ten (110) feet; thence in a westerly course and parallel with the first mentioned boundary forty-five (45) feet to the northeast corner of Parcel Three

above; then at right angles and in a southerly course on the easterly boundary of the above described parcels, one hundred ten (110) feet to the point of beginning.

O F F I C I A L O F F I C I A L
C O P Y C O P Y

Parcel Six:

A certain lot or parcel of land situated in said Poland, shown as Lot #1 on a certain plan entitled "Lot #1" or formerly owned by Robert A Mills and Mary E. Mills, Poland, Maine dated October, 1972, recorded in the Androscoggin County Registry of Deeds in Book of Plans, Volume 22, Page 30, to which plan and the record thereof reference may be had for a more particular description.

There is also included in this conveyance the right of shore privileges in common with Robert G. Mills et ux and others to whom said Mills et ux have conveyed similar rights over a certain triangular parcel of land situated between the westerly line of the "Shore Road" as shown on said plan and the easterly line of Tripp Lake designated "R/W area" which triangular parcel is situated adjacent to and immediately northerly of land indicated on said plan as being owned by Clifford Libby.

Parcels One through Six above being the same premises described in a deed from Eleanor W. Damon to Tommye Sauer dated August 7, 1996 recorded in the Androscoggin County Registry of Deeds in Book 3652, Page 312.

In Witness Whereof, the Grantor has set her hand and seal on this ____ day of June, 2011.

[Signature]
Witness

[Signature]
Tommye G. Sauer, by Robert T. Sauer,
her Attorney-in-Fact

State of Massachusetts
Middlesex County, SS.

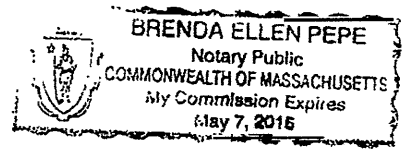
June 13, 2011

Then personally appeared the above-named **Robert T. Sauer**, Attorney-in-Fact for **Tommye G. Sauer** and acknowledged the foregoing instrument to be his free act and deed in said capacity and the free act and deed of Tommye G. Sauer.

Before me,

[Signature]
Notary Public: Commonwealth of Massachusetts
My Commission Expires: May 7, 2015

odh: H:\Clients\Card\Deed





Town of Poland, Maine

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

[Admin](#)

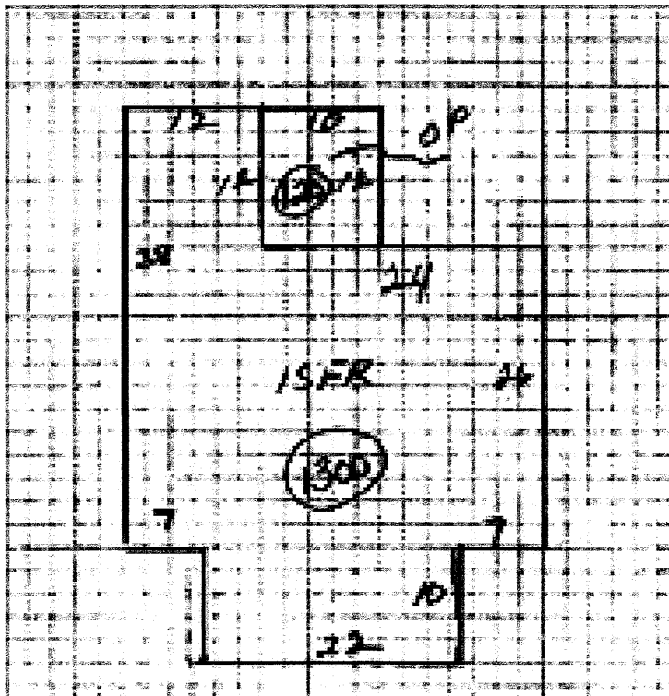
Last Updated 11/22/2016

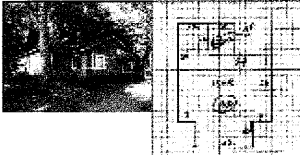
[Back to List](#)

Map/Lot 0030-0008A
Book 8182
Page 126
Account 2322
Location 232 JORDAN SHORE DR.
Owner CARD, ALLEN B.
896 HELGA PLACE
MCLEAN VA 22102

Assessment

Land	75,750
Building	68,980
Taxable	144,730





Property Information

Type	Residential
Acreage	0.77
Zone	Residential
Neighborhood	Table 6
Street Type	Paved
Topography	Rolling
Utilities	Drilled Well
Utilities	& Septic System

Land

Description	Type	Units	Value
Baselot (Fract)	Fractional Acreage	0.77	57,751
Site Improvement 2	Improvements	1.00	18,000
		0.77	75,750

Building

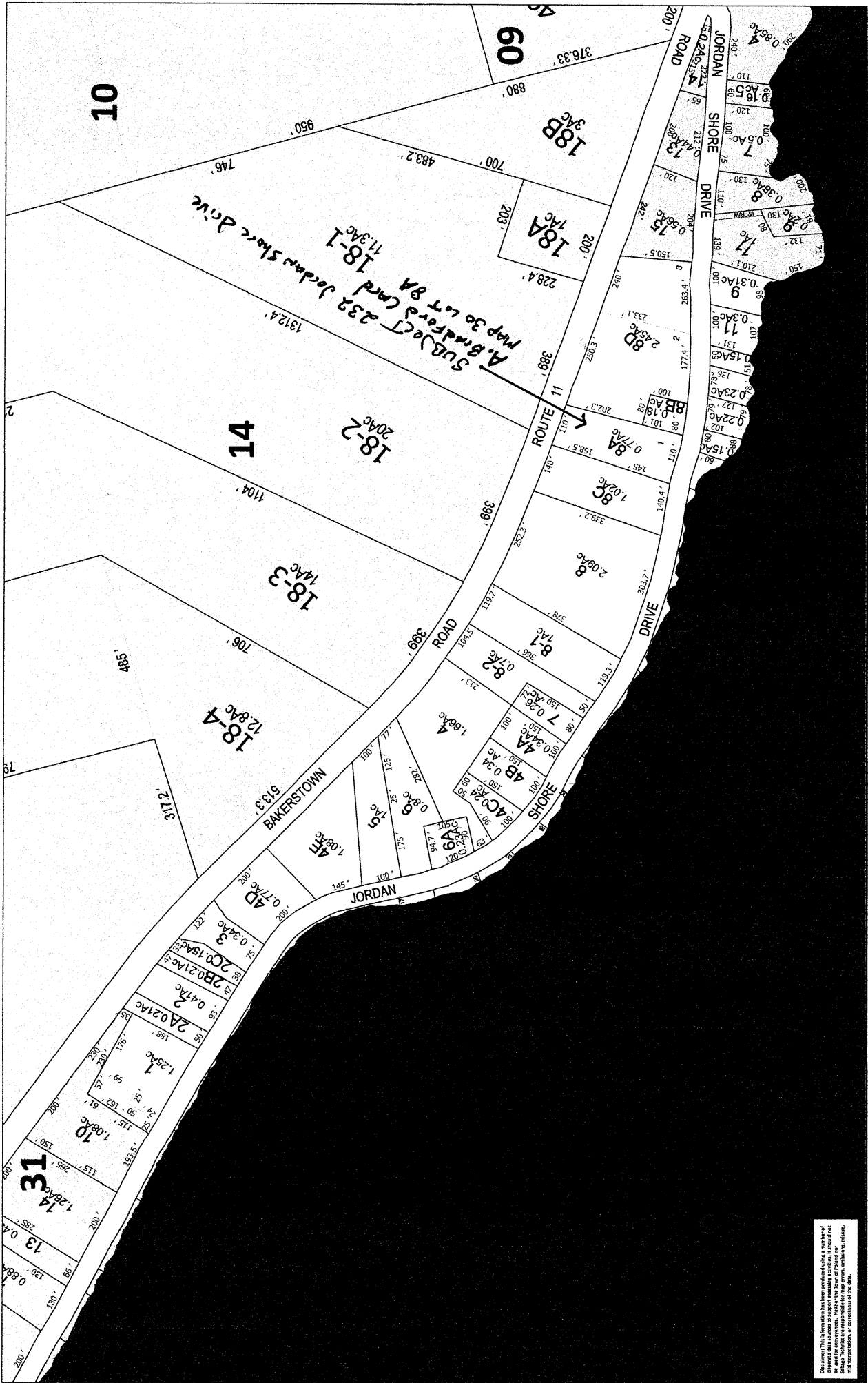
Type	Conventional
Value	62,965
Year Built	1970
Area	1300
Rooms	5
Bedrooms	2
Full Baths	2
Type	Garage
Area	336
Type	Canopy
Area	168
Type	Open Porch
Area	120

Tax Detail

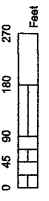
Year	Original	Remaining
2017	2,082.66	0.00

Sale History

Previous Owner	Sale Date	Sale Price
SAUER, TOMMYE	6/20/2011	192,000



MAP 30



UPDATES
 2014 UPDATES
 2014 UPDATES AND TAX MAPS
 POLANDVILLE ASSOCIATES



TOWN OF POLAND, MAINE



PROPERTY MAP
 APRIL 1, 2016

- LEGEND**
- Building and Building Footprint
 - Property Tax Block
 - Easement/Angle of Way
 - Parcel Lot Lines
 - Boundary
 - Abutting Tax Map Number
 - Subdivision Lot Number
 - Parcel Lot Number
 - Waterbody/Waterbody Boundary

MAPS PREPARED BY
SEBAGO
 100 Main Street
 Poland, ME 04269
 www.sebagomaps.com
 207-883-2222

Notwithstanding to whom these maps are sold, the user of these maps shall be responsible for their use. The user of these maps shall be held liable for any errors or omissions in the data. The user of these maps shall be held liable for any errors or omissions in the data. The user of these maps shall be held liable for any errors or omissions in the data.



National Flood Hazard Layer FIRMette





FEMA

Legend



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

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, AE99
		With BFE or Depth Regulatory Floodway Zone AE, AO, AH, VE, AR




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

	Area of Minimal Flood Hazard Zone X
	Effective LOMRS

	Area of Undetermined Flood Hazard Zone D
--	--

	Channel, Culvert, or Storm Sewer
	Levee, Dike, or Floodwall

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

	Digital Data Available
	No Digital Data Available
	Unmapped



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

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **3/22/2018 at 11:34:24 AM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

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

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

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

70°25'16.97"W

44°22'22.48"N

Zone AE
(EL 309 Feet)

2800160291E
AREA OF MINIMAL FLOOD HAZARD
Zone X
Town of Poland
2300009

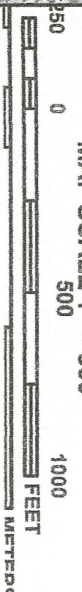


44°2'48.34"N

70°25'04.43"W



MAP SCALE 1" = 500'



PANEL 0291E

FIRM
FLOOD INSURANCE RATE MAP
ANDROSCOGGIN
COUNTY, MAINE
(ALL JURISDICTIONS)

PANEL 291 OF 470
 (SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:
 COMMUNITY NUMBER 230009
 POLAND TOWN OF 0291 E

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

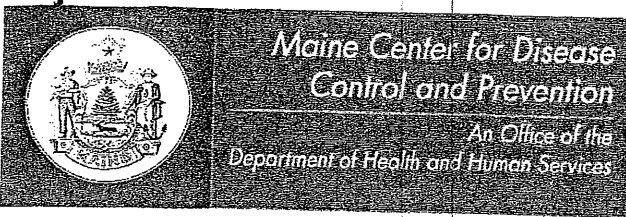
MAP NUMBER
 23001C0291E
 EFFECTIVE DATE
 JULY 8, 2013



Federal Emergency Management Agency

NATIONAL FLOOD INSURANCE PROGRAM

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



Department of Health and Human Services
Maine Center for Disease Control and Prevention
286 Water Street
11 State House Station
Augusta, Maine 04333-0011
Tel: (207) 287-5672
Fax: (207) 287-4172; TTY: 1-800-606-0215

SUBSURFACE WASTEWATER DISPOSAL SYSTEM VARIANCE REQUEST

This form must accompany an application (HHE-200 Form) for any subsurface wastewater disposal system which requires a variance to provisions of the Subsurface Wastewater Disposal Rules. The Local Plumbing Inspector must not issue a permit for the installation of a subsurface wastewater disposal system requiring a variance from the Department of Health and Human Services until approval has been received from the Department.

GENERAL INFORMATION Town of Poland

Property Owner's Name: BIG TWIG HOMES Tel. No.: 207-939-2210

System's Location: 232 JORDAN SHORE DRIVE

Property Owner's Address: 588 BAKERSTOWN ROAD Zip Code 04274

e-mail address: POLAND, ME.

The subsurface wastewater disposal system design for the subject property requires a replacement system variance first time system variance to the Subsurface Wastewater Disposal Rules. This variance requires local approval local and state approval.

SPECIFIC VARIANCE REQUESTED (To be filled in by Site Evaluator. Use additional sheets if needed.)

1. 12' SETBACK - FIELD TO DWELLING SECTION OF RULE 8, TABLE 8A

2. _____

3. _____

SITE EVALUATOR

When a property is found to be unsuitable for subsurface wastewater disposal by a licensed Site Evaluator, the Evaluator shall so inform the property owner. If the property owner, after exploring all other alternatives, wishes to request a variance to the Rules, and the Evaluator in his professional opinion feels the variance request is justified and the site limitations can be overcome, he shall document the soil and site conditions on the Application. The Evaluator shall list the specific variances necessary plus describe below the proposed system design and function. The Evaluator shall further describe how the specific site limitations are to be overcome, and provide any other support documentation as required prior to consideration by the Department. Attach a separate sheet if necessary.

I, Norman Harris, S.E., certify that a variance to the Rules is necessary since a system cannot be installed which will completely satisfy all the Rule requirements. In my judgment, the proposed system design on the attached Application is the best alternative available; enhances the potential of the site for subsurface wastewater disposal; and that the system should function properly.

[Signature] #348 SIGNATURE OF SITE EVALUATOR DATE 10/23/17 REV. 12/14/17 MPJ

PROPERTY OWNER

I, _____, am the owner agent for the owner of the subject property. I understand that the installation on the Application is not in total compliance with the Rules. Should the proposed system malfunction, I release all concerned provided they have performed their duties in a reasonable and proper manner, and I will promptly notify the Local Plumbing Inspector and make any corrections required by the Rules. By signing the variance request form, I acknowledge permission for representatives of the Department to enter onto the property to perform such duties as may be necessary to evaluate the variance request.

SIGNATURE OF OWNER AGENT FOR THE OWNER DATE _____

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Maine Dept. Health & Human Services
Div of Environmental Health, 11 SHS
(207) 287-5672 FAX (207) 287-3165

Town, City, Plantation
POLAND

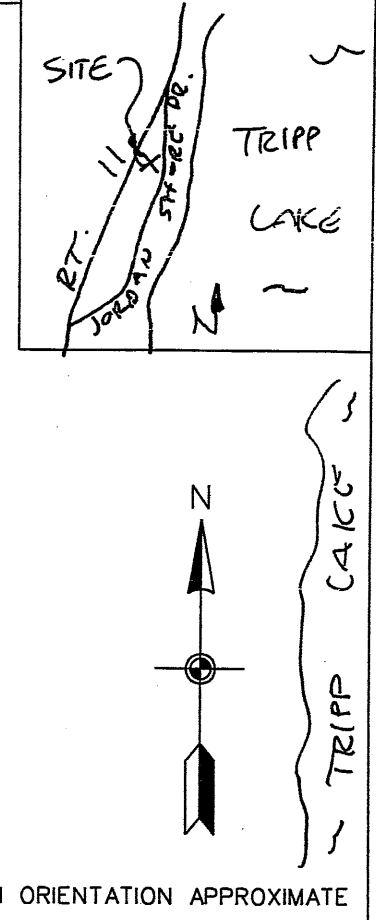
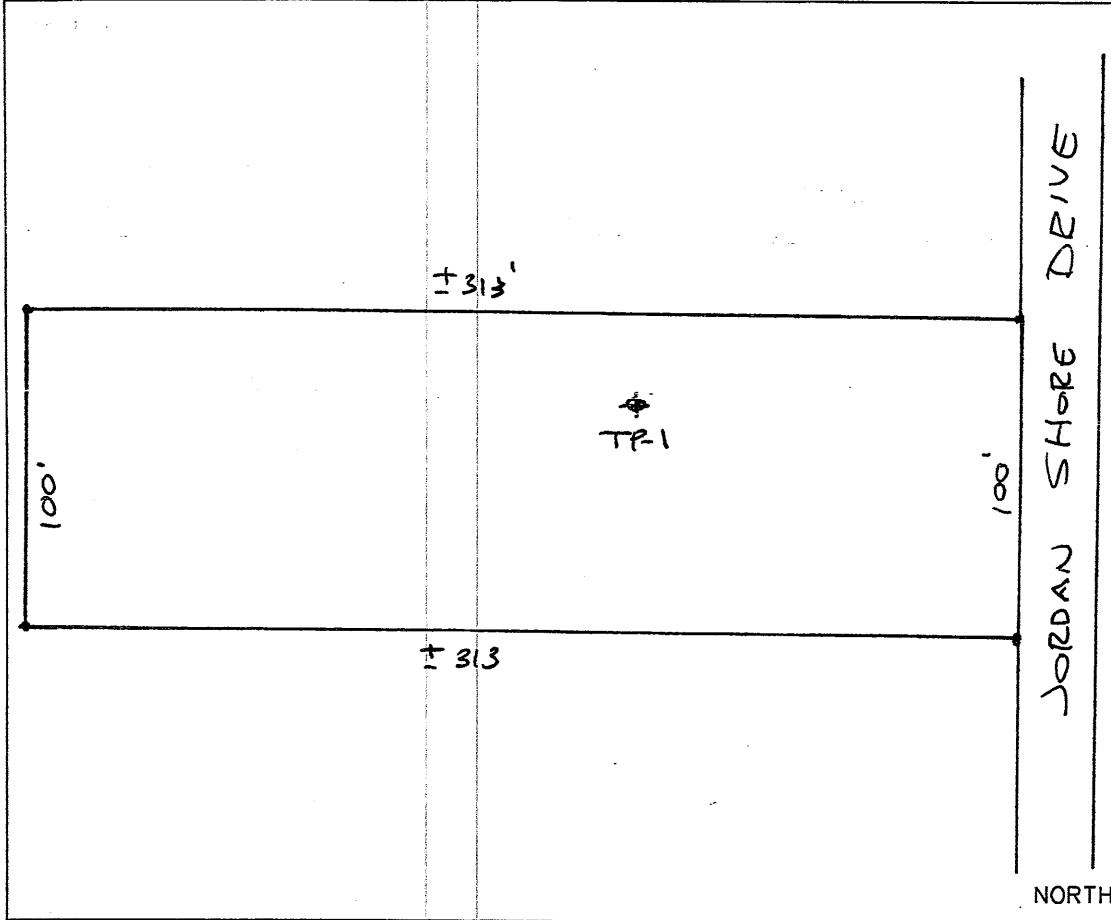
Street, Road, Subdivision
232 JORDAN SHORE DRIVE

Owner's Name
BIG TWIG HOMES

SITE PLAN

Scale 1" = 60 ft. or as shown

SITE LOCATION PLAN



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

Observation Hole TP-1 Test Pit Boring
0 " Depth of Organic Horizon Above Mineral Soil

DEPTH BELOW MINERAL SOIL SURFACE (inches)	Texture	Consistency	Color	Mottling
0	SANDY LOAM	FRIABLE FILL	DARK BROWN	
10	SAND		LIGHT BROWN	
20	EXISTING STONE FIELD			
30	SANDY LOAM	FRIABLE	GRAYISH BROWN	
40	SANDY LOAM		PALE OLIVE GRAY	COMMON & DISTINCT
50				

Observation Hole _____ Test Pit Boring
_____ " Depth of Organic Horizon Above Mineral Soil

DEPTH BELOW MINERAL SOIL SURFACE (inches)	Texture	Consistency	Color	Mottling
0				
10				
20				
30				
40				
50				

Soil Classification 11/2 Profile A111/C Condition
Slope 0-2% Limiting Factor 36"
 Ground Water Restrictive Layer Bedrock Pit Depth

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

Norman Harris
Site Evaluator Signature

#348
SE

10/23/17
Date

REV. 12/14/17
JPH

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

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

PROPERTY LOCATION

>> Caution: LPI APPROVAL REQUIRED <<

City, Town, or Plantation	POLAND
Street or Road	232 JORDAN SHORE DRIVE
Subdivision, Lot *	
OWNER/APPLICANT INFORMATION	
Name (last, first, MI)	<input checked="" type="checkbox"/> Owner BIG TWIG HOMES <input type="checkbox"/> Applicant
Mailing Address of Owner/Applicant	588 BAKERSTOWN ROAD POLAND, ME 04274
Daytime Tel. *	207-939-2210

Town/City _____ Permit # _____
Date Permit Issued ____/____/____ Fee: \$ _____ Double Fee Charged ()
Local Plumbing Inspector Signature _____ L.P.I.* _____
<input type="checkbox"/> Owner <input type="checkbox"/> Applicant <input type="checkbox"/> State
The Subsurface Wastewater Disposal System <i>shall not</i> 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.
Municipal Tax Map # <u>30</u> Lot # <u>8A</u>

Owner or Applicant Statement

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

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

(1st) Date Approved

Signature of Owner or Applicant

Date

Local Plumbing Inspector Signature

(2nd) Date Approved

PERMIT INFORMATION


TYPE OF APPLICATION <input type="checkbox"/> 1. First Time System <input checked="" type="checkbox"/> 2. Replacement System Type Replaced: <u>STONE BED</u> Year Installed: <u>2000</u> <input type="checkbox"/> 3. Expanded System <input type="checkbox"/> a. <25% Expansion <input type="checkbox"/> b. >25% Expansion <input type="checkbox"/> 4. Experimental System <input type="checkbox"/> 5. Seasonal Conversion	THIS APPLICATION REQUIRES <input type="checkbox"/> 1. No Rule Variance <input type="checkbox"/> 2. First Time System Variance <input type="checkbox"/> a. Local Plumbing Inspector Approval <input type="checkbox"/> b. State & Local Plumbing Inspector Approval <input checked="" type="checkbox"/> 3. Replacement System Variance <input checked="" type="checkbox"/> a. Local Plumbing Inspector Approval <input type="checkbox"/> b. State & Local Plumbing Inspector Approval <input type="checkbox"/> 4. Minimum Lot Size Variance <input type="checkbox"/> 5. Seasonal Conversion Approval	DISPOSAL SYSTEM COMPONENTS 1. <input checked="" type="checkbox"/> Complete Non-engineered System 2. <input type="checkbox"/> Primitive System (graywater & alt toilet) 3. <input type="checkbox"/> Alternative Toilet, specify: _____ 4. <input type="checkbox"/> Non-engineered Treatment Tank (only) 5. <input type="checkbox"/> Holding Tank, _____ Gallons 6. <input type="checkbox"/> Non-engineered Disposal Field (only) 7. <input type="checkbox"/> Separated Laundry System 8. <input type="checkbox"/> Complete Engineered System (2000 gpd+) 9. <input type="checkbox"/> Engineered Treatment Tank (only) 10. <input type="checkbox"/> Engineered Disposal field (only) 11. <input type="checkbox"/> Pre-treatment, specify: _____ 12. <input type="checkbox"/> Miscellaneous Components
SIZE OF PROPERTY 33,880 <input checked="" type="checkbox"/> sq. ft. <input type="checkbox"/> acres	DISPOSAL SYSTEM TO SERVE 1. <input checked="" type="checkbox"/> Single Family Dwelling Unit, No. of Bedrooms: <u>4</u> 2. <input type="checkbox"/> Multiple Family Dwelling, No of Units: _____ 3. <input type="checkbox"/> Other: _____ (SPECIFY) Current Use <input type="checkbox"/> Seasonal <input checked="" type="checkbox"/> Year Round <input type="checkbox"/> Undeveloped	TYPE OF WATER SUPPLY 1. <input checked="" type="checkbox"/> Drilled Well 2. <input type="checkbox"/> Dug Well 3. <input type="checkbox"/> Private 4. <input type="checkbox"/> Public 5. <input type="checkbox"/> Other: _____
SHORELAND ZONING <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		

DESIGN DETAILS (SYSTEM LAYOUT SHOWN ON PAGE 3)

TREATMENT TANK 1. <input checked="" type="checkbox"/> Concrete a. <input checked="" type="checkbox"/> Regular b. <input type="checkbox"/> Low Profile 2. <input type="checkbox"/> Plastic 3. <input type="checkbox"/> Other: _____ CAPACITY <u>1000</u> gallons	DISPOSAL FIELD TYPE & SIZE 1. <input type="checkbox"/> Stone Bed 2. <input type="checkbox"/> Stone Trench 3. <input checked="" type="checkbox"/> Proprietary Device a. <input type="checkbox"/> cluster array c. <input type="checkbox"/> Linear b. <input checked="" type="checkbox"/> regular load d. <input type="checkbox"/> H-20 loaded 4. <input type="checkbox"/> Other: _____ SIZE: <u>1,440</u> <input checked="" type="checkbox"/> sq. ft. <input type="checkbox"/> lin. ft.	GARBAGE DISPOSAL UNIT 1. <input checked="" type="checkbox"/> No 3. <input type="checkbox"/> Maybe 2. <input type="checkbox"/> Yes >> Specify one below: a. <input type="checkbox"/> multi-compartment tank b. <input type="checkbox"/> _____ tanks in series c. <input type="checkbox"/> increase in tank capacity d. <input type="checkbox"/> Filter on tank outlet	DESIGN FLOW <u>400</u> gallons per day BASED ON: 1. <input checked="" type="checkbox"/> Table 4A (dwelling unit(s)) 2. <input type="checkbox"/> Table 4C (other facilities) SHOW CALCULATIONS - for other facilities - 4 BEDROOMS AT 100 GALLONS PER DAY EACH 3. <input type="checkbox"/> Section 4G (meter readings) ATTACH WATER METER DATA LATITUDE AND LONGITUDE at center of disposal area Lat. <u>44</u> d <u>02</u> m <u>39</u> s Lon. <u>70</u> d <u>25</u> m <u>37</u> s if g.p.s, state margin of error <u>2'</u>
SOIL DATA & DESIGN CLASS PROFILE CONDITION <u>11/2 / AIII/C</u> at Observation Hole # <u>TP-1</u> Depth <u>36</u> " of Most Limiting Soil Factor	DISPOSAL FIELD SIZING 1. <input type="checkbox"/> Medium - 2.6 sq.ft./gpd 2. <input checked="" type="checkbox"/> Medium-Large - 3.3 sq.ft./gpd 3. <input type="checkbox"/> Large - 4.1 sq.ft./gpd 4. <input type="checkbox"/> Extra-Large - 5.0 sq.ft./gpd	EFFLUENT/EJECTOR PUMP 1. <input type="checkbox"/> Not required 2. <input type="checkbox"/> May be required 3. <input checked="" type="checkbox"/> Required Specify only for engineered systems: DOSE: <u>75-150</u> Gallons	

SITE EVALUATOR STATEMENT

I certify that on 10/23/17 (date) I completed a site evaluation on this property and state that the data reported are accurate and that the proposed system is in compliance with the State of Maine Subsurface Wastewater Disposal Rules (10-144A CMR 241).


 Site Evaluator Signature

#348
 SE *

12/14/17
 Date

NORMAN "BUD" HARRIS (HARRIS SEPTIC SOLUTIONS, INC.) (207) 892-2435 harrisseptic@gmail.com

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

LOCAL PLUMBING INSPECTOR - Approval at local level

The local plumbing inspector shall review all variance requests prior to rendering a decision.

I, _____ the undersigned, have visited the above property and find that the variance request submitted by the applicant does not conform with certain provisions of the wastewater disposal rules. The variance request submitted by the applicant is the best alternative for a subsurface wastewater disposal system on this property. The proposed system (does does not) conflict with any provisions controlling subsurface wastewater disposal in the shoreland zone. Therefore, I (do do not) approve the requested variance. I (will will not) issue a permit for the system's installation as proposed by the application.

LPI Signature

Date

LOCAL PLUMBING INSPECTOR - Referral to the Department

The local plumbing inspector shall review all variance requests prior to forwarding to the Division of Environmental Health.

I, _____ the undersigned, have visited the above property and find that the variance request submitted by the applicant does not conform with certain provisions of the wastewater disposal rules. The variance request submitted by the applicant is the best alternative for a subsurface wastewater disposal system on this property. The proposed system (does does not) conflict with any provisions controlling subsurface wastewater disposal in the shoreland zone. Therefore, I (do do not) recommend the issuance of a permit for the system's installation as proposed by the application.

LPI Signature

Date

FOR USE BY THE DEPARTMENT ONLY

The Department has reviewed the variance(s) and (does does not) give its approval. Any additional requirements, recommendations, or reasons for the Variance denial, are given in the attached letter.

SIGNATURE OF THE DEPARTMENT

DATE

- Notes: 1. Variances for soil conditions may be approved at the local level as long as the total point assessment is at least the minimum allowed. (See Section 7.B.4 of the Subsurface Wastewater Disposal Rules for Municipal Review.)
2. Variances for other than soil conditions or soil conditions beyond the limit of the LPI's authority are to be submitted to the Department for review. (See Section 7.B.3 for Department Review.) The LPI's signature is required on these variance requests prior to sending them to the Department.

SOIL, SITE AND ENGINEERING FACTORS FOR FIRST TIME SYSTEM VARIANCE ASSESSMENT WITH LIMITING SOIL DRAINAGE CONDITIONS (SEE TABLES 7C THROUGH 7M).

	CHARACTERISTIC	POINT ASSESSMENT
Soil Profile		
Depth to Groundwater/Restrictive Layer		
Terrain		
Size of Property		
Waterbody Setback		
Water Supply		
Type of Development		
Disposal Area Adjustment		
Vertical Separation Distance		
Additional Treatment		
TOTAL POINT ASSESSMENT:		

Minimum Points (Check One): Outside Shoreland Zone-50 Inside Shoreland Zone-65 Subdivision-65

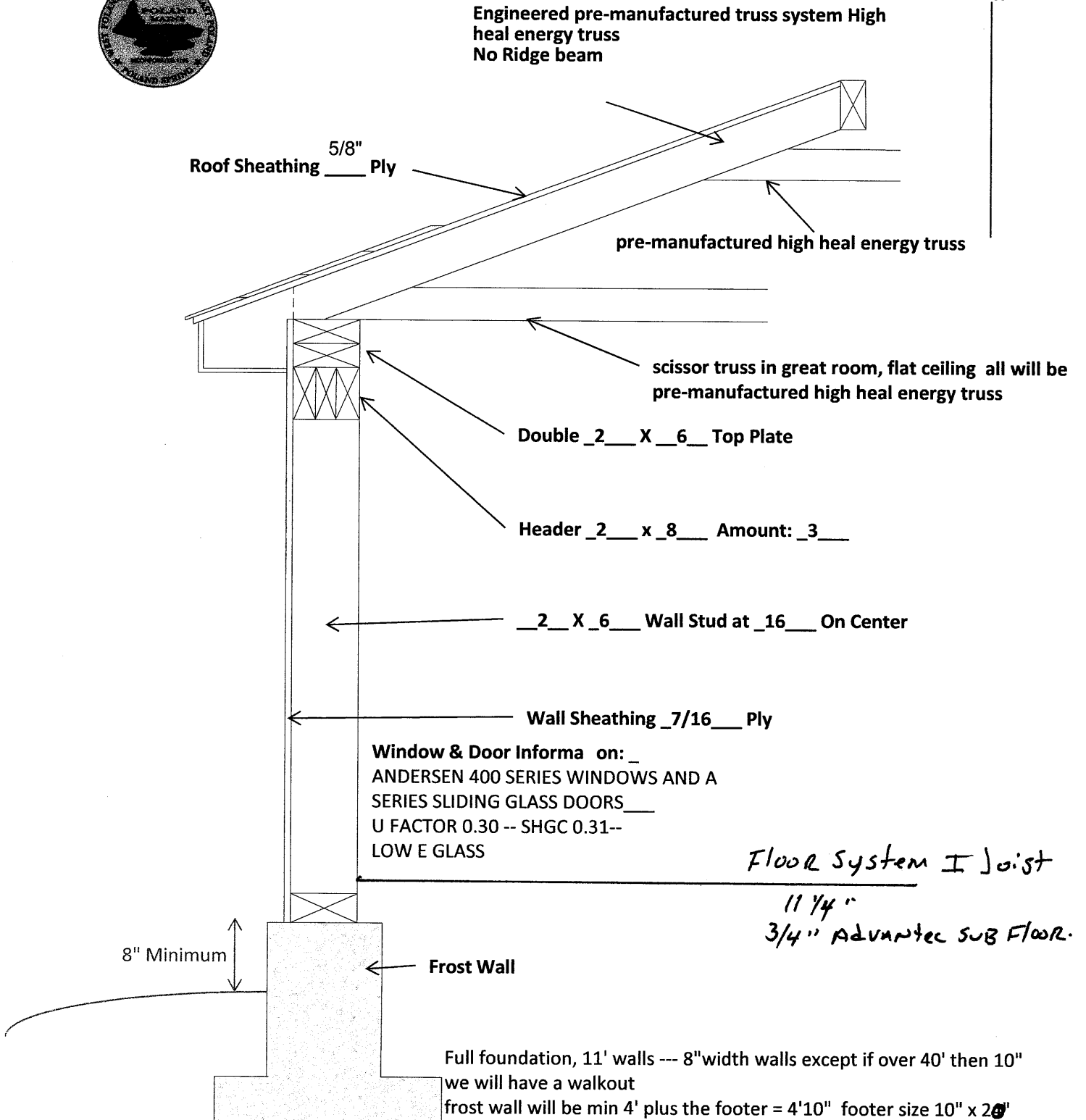
Town of Poland
 Code Enforcement Office
 1231 Maine Street
 Poland, ME 04274

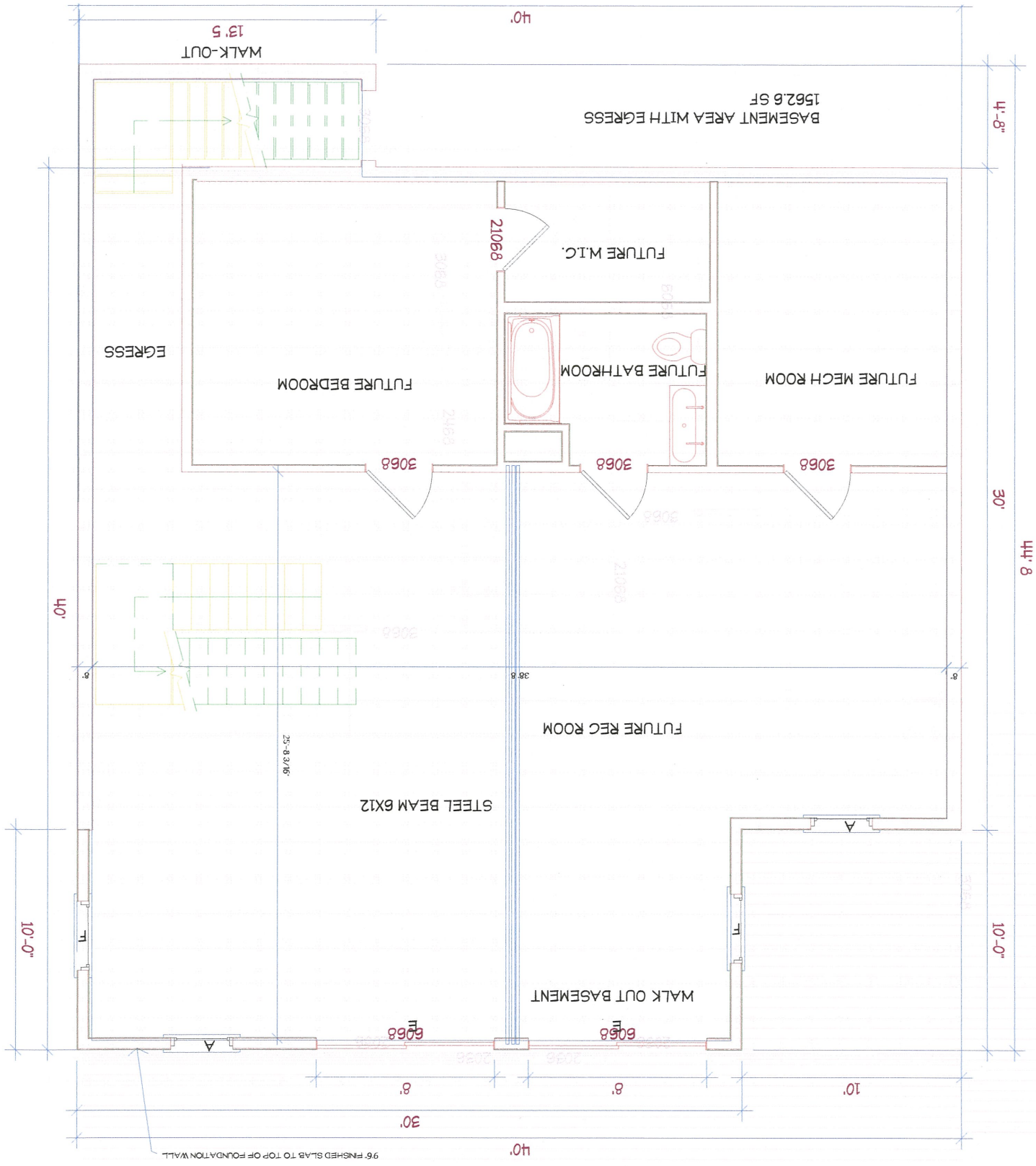


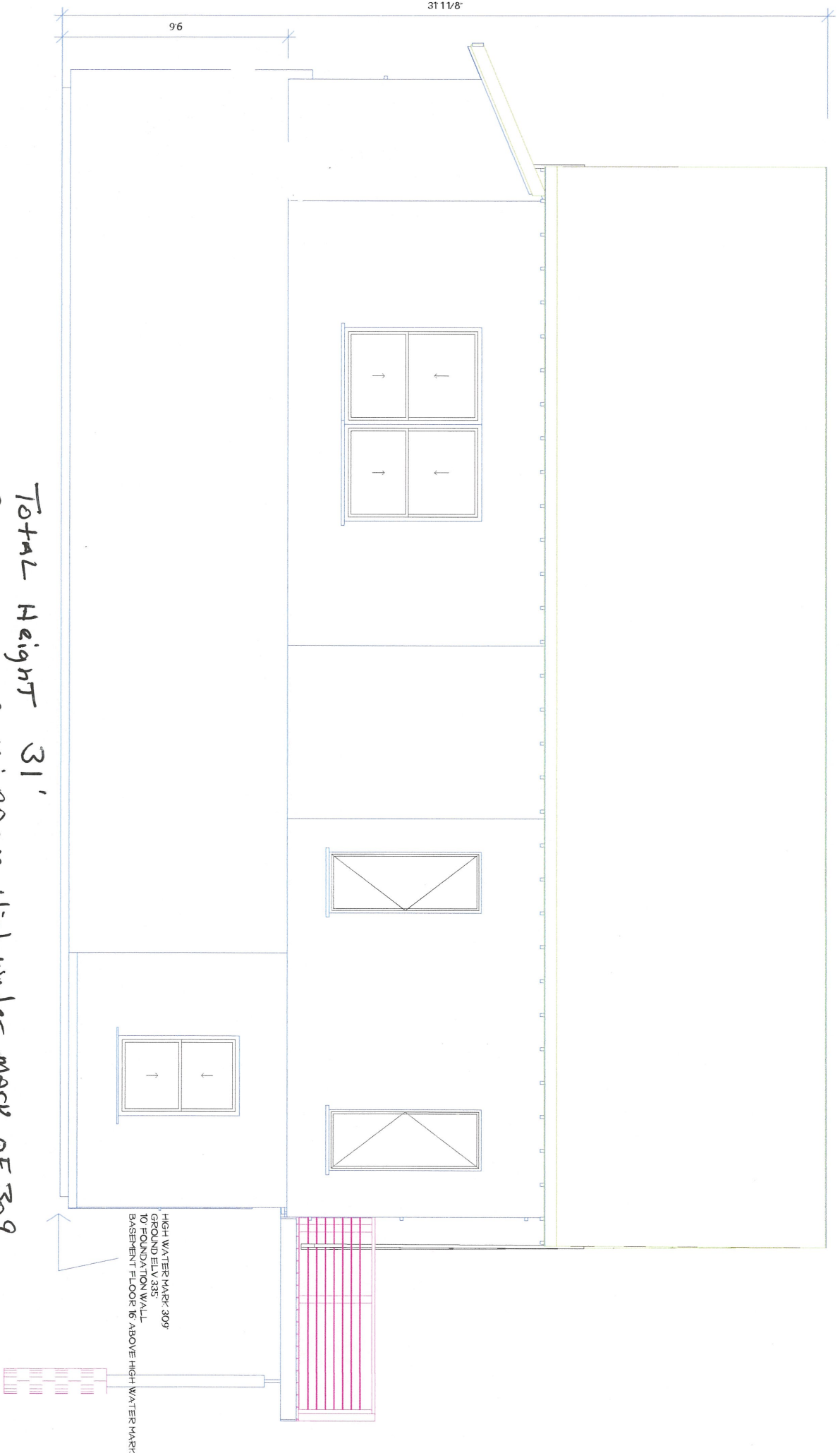
Framing Cross Section

Please fill in all necessary fields

Permit Number: _____



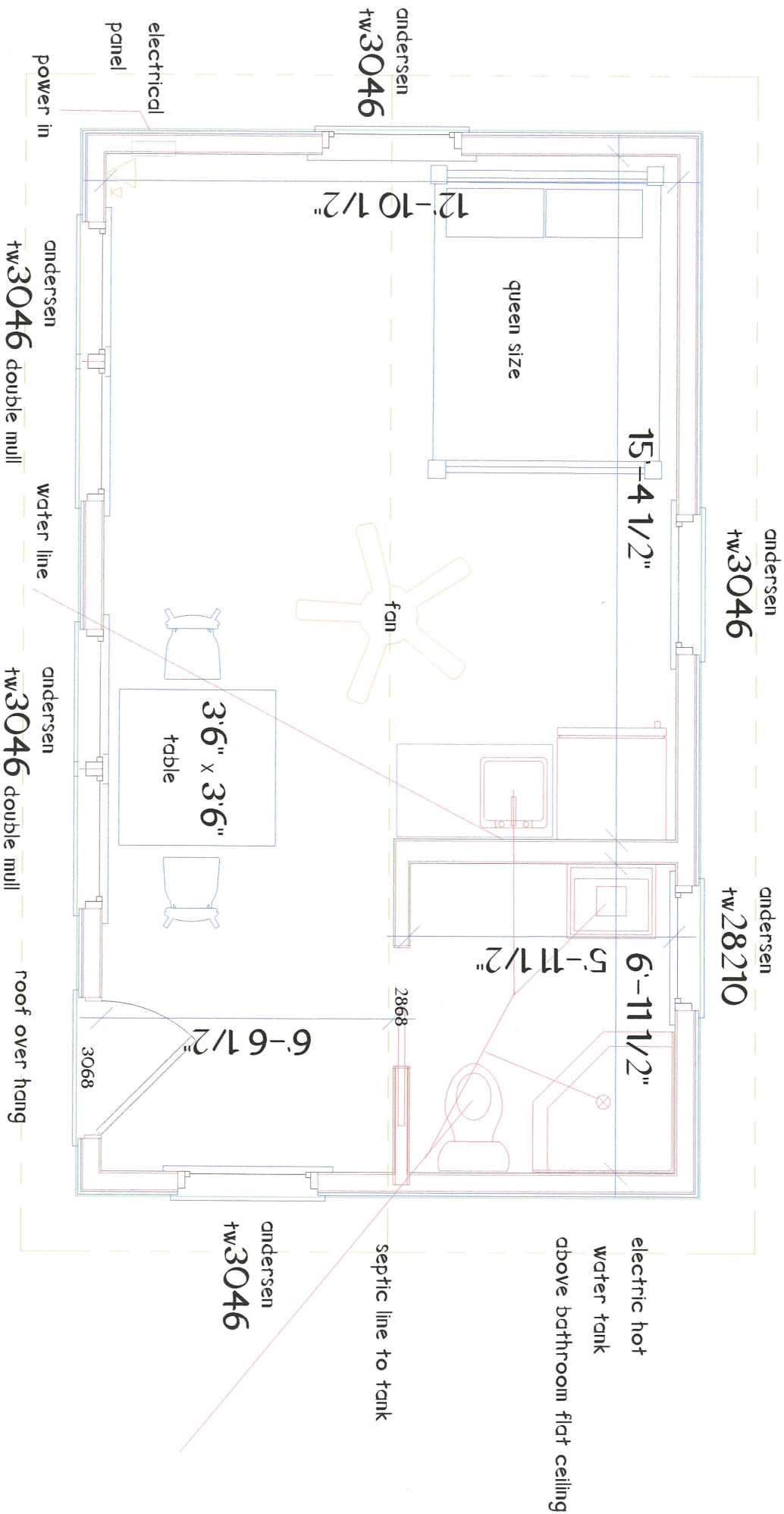


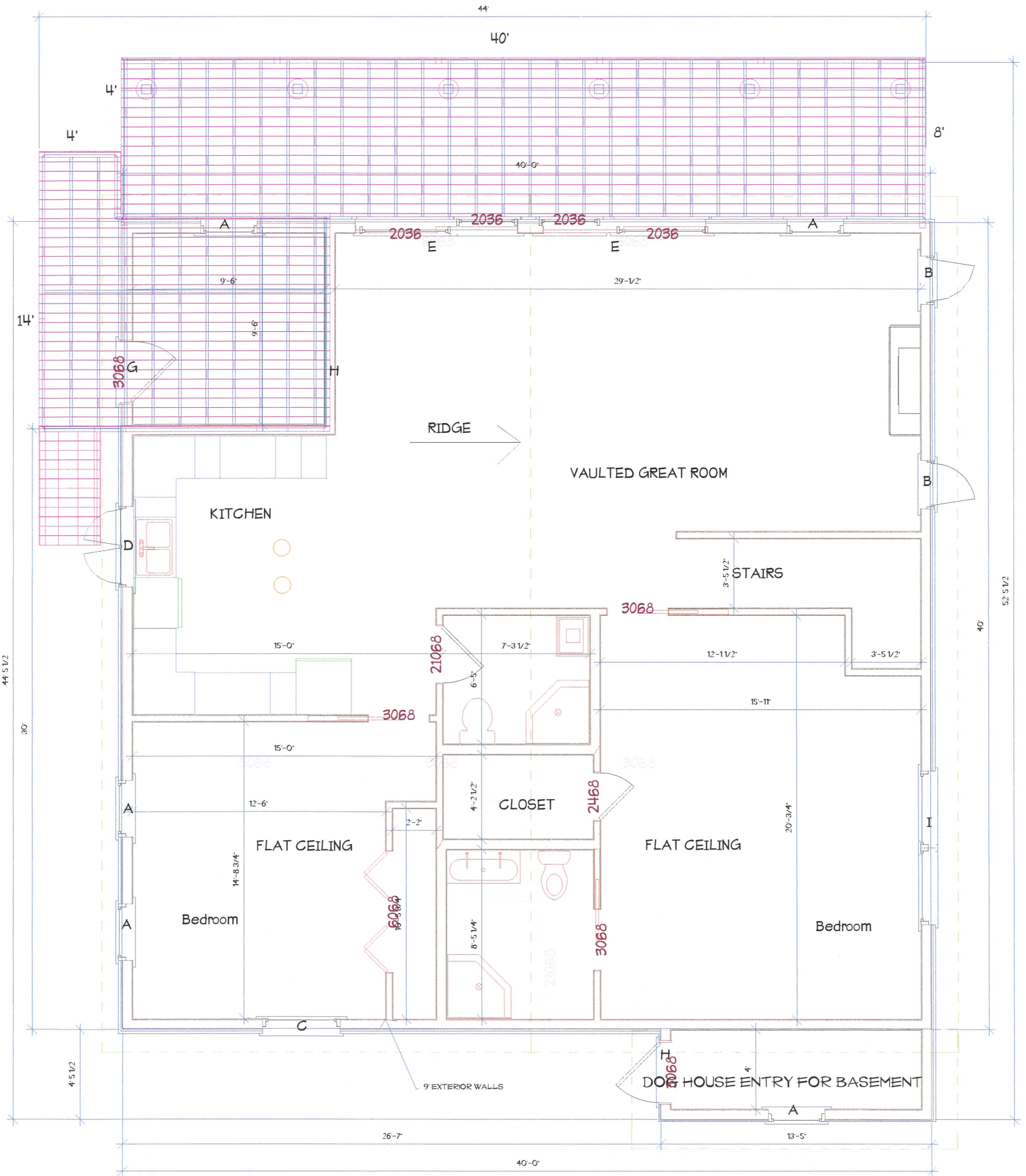


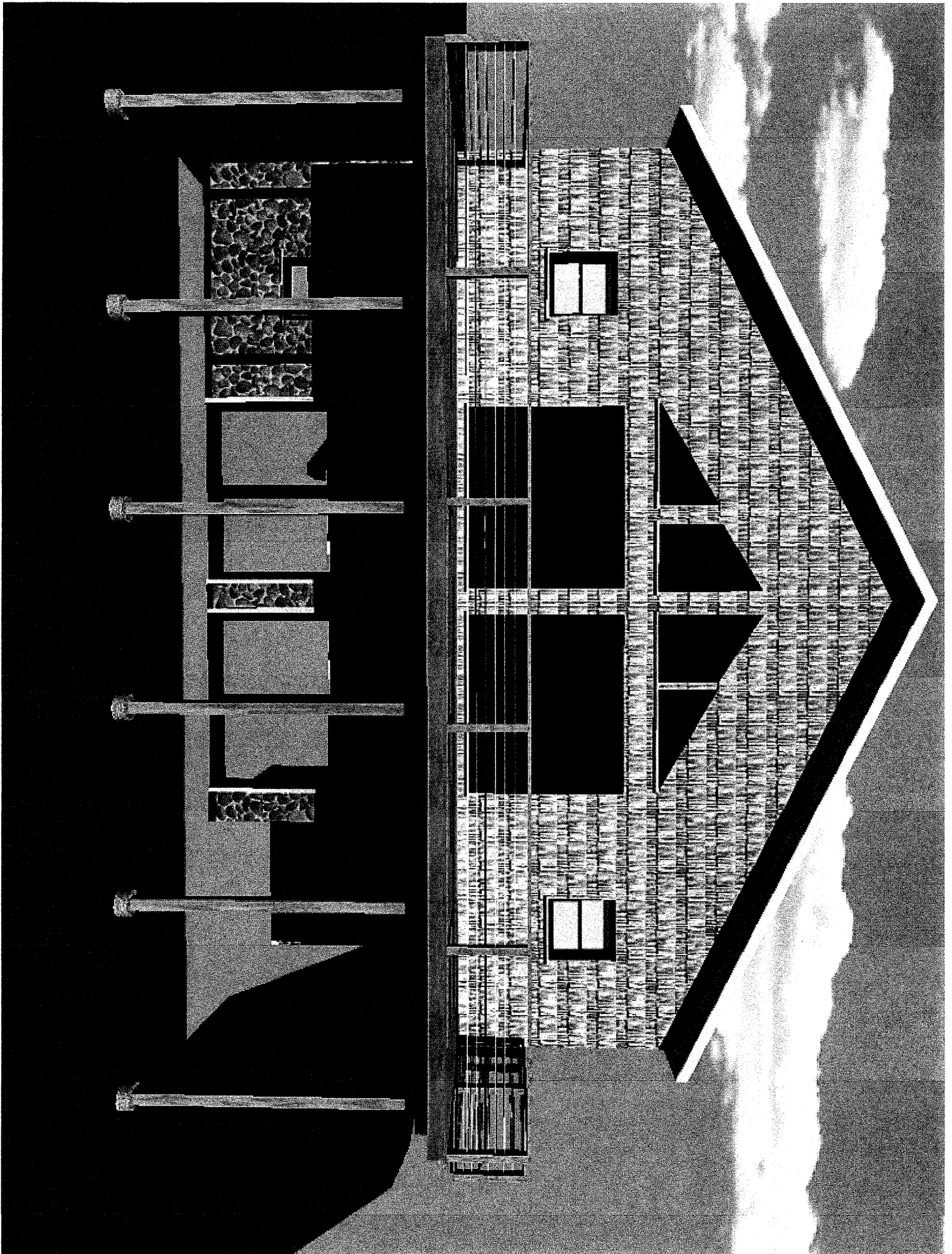
Total Height 31'
 Basement Floor 16' Above High Water Mark of 309

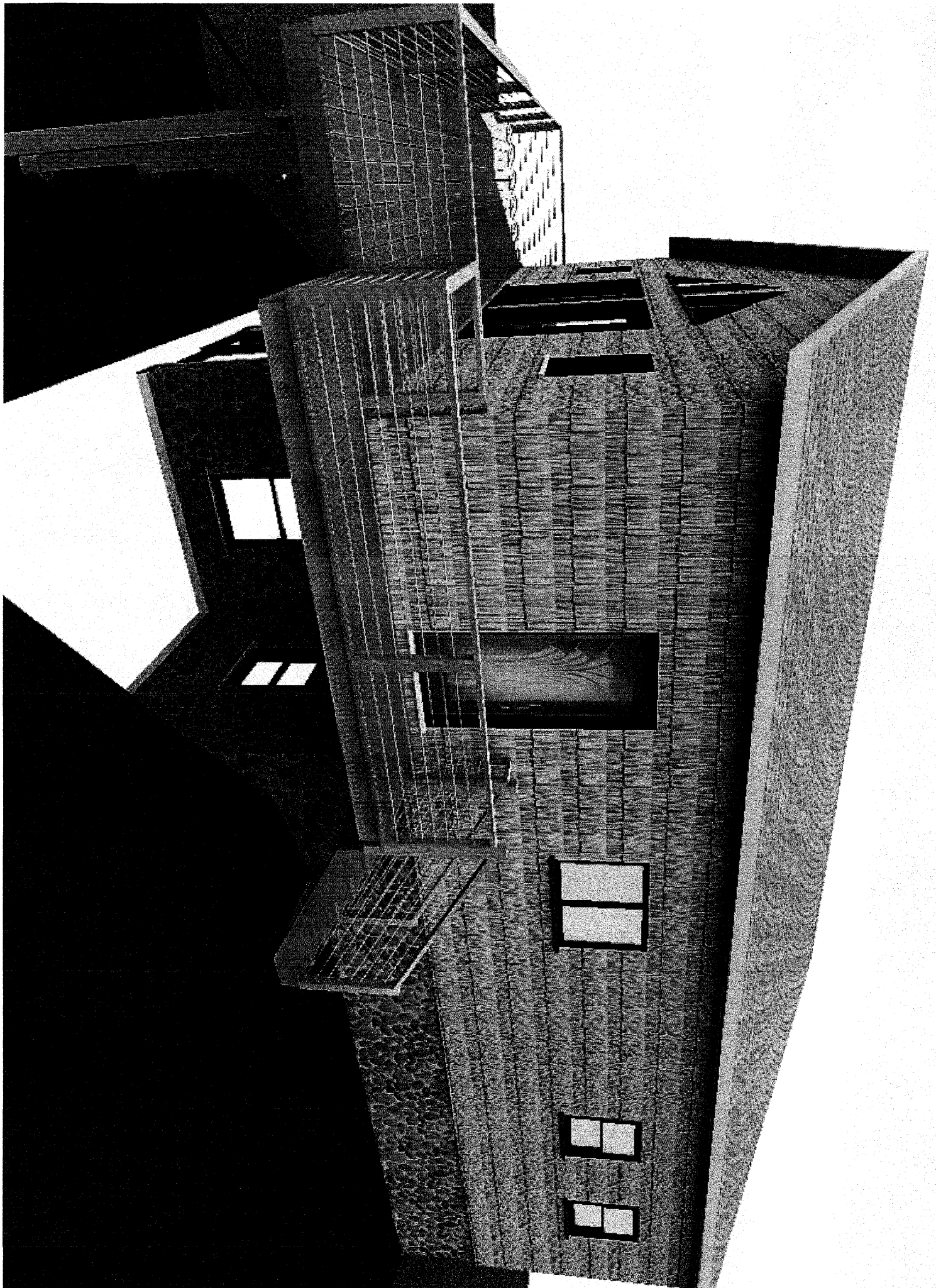
HIGH WATER MARK 309
 GROUND ELY 335
 TO FOUNDATION WALL
 BASEMENT FLOOR 16' ABOVE HIGH WATER MARK

AUX Apartment 1

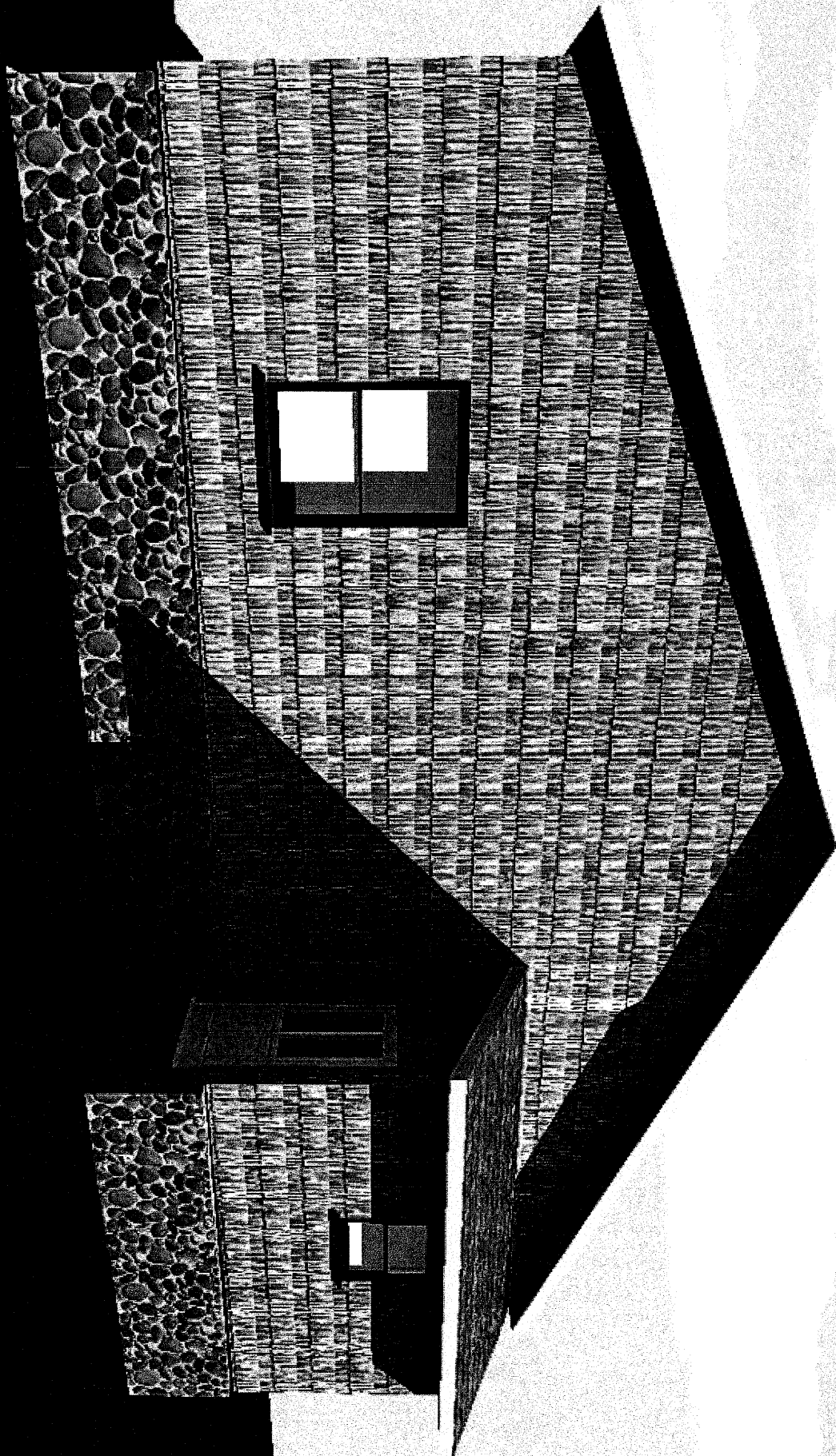






















TRIPP LAKE

JORDAN SHORE ROAD

ROUTE 11

N/F
EDMUND J. III & VIVIAN M. HUGHES
5449/129

0.78 Acres.
33798.83 Sq.ft.

①
SEE REF. 1

LEACHFIELD

S88°17'46"W 146.62'

②
SEE REF. 1

IRON PIN FOUND BENT &
BELOW GRADE SET 5/8" REBAR

N/F
NEAL H. & CONSTANCE E. CLARK
6064/270

N/F
JOHN M. MCINNIS
9198/262

REFERENCES

1.) PLAN MADE FOR ROBERT & MARY MILLS AS RECORDED
IN THE ANDROSCOGGIN COUNTY REGISTRY OF DEEDS IN
PLAN BOOK 22 PAGE 30.

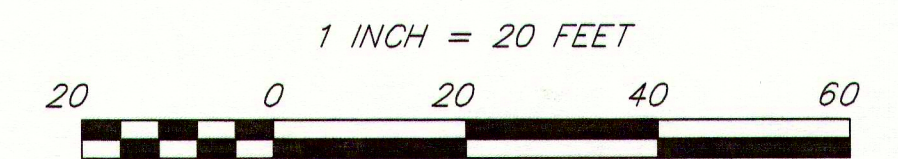
NOTES

1.) BEARINGS REFERENCED TO MAGNETIC NORTH 2017.

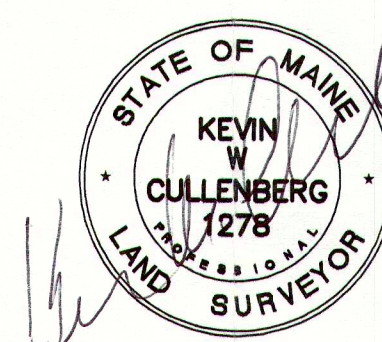
LEGEND

- IRON PIN FOUND
- IRON PIN SET
- UTILITY POLE
- - - EDGE OF PAVEMENT
- ▨ EXISTING BUILDING
- *** FENCE LINE
- MONUMENT FOUND
- N/F NOW OR FORMERLY
- ⊗ WELL

ALWAYS CALL DIG SAFE BEFORE CONSTRUCTION
TO LOCATE UNDERGROUND UTILITIES



OWNER OF RECORD
ALLEN B. & LORINE D. CARD
8182/126



KEVIN W. CULLENBERG PLS 1278

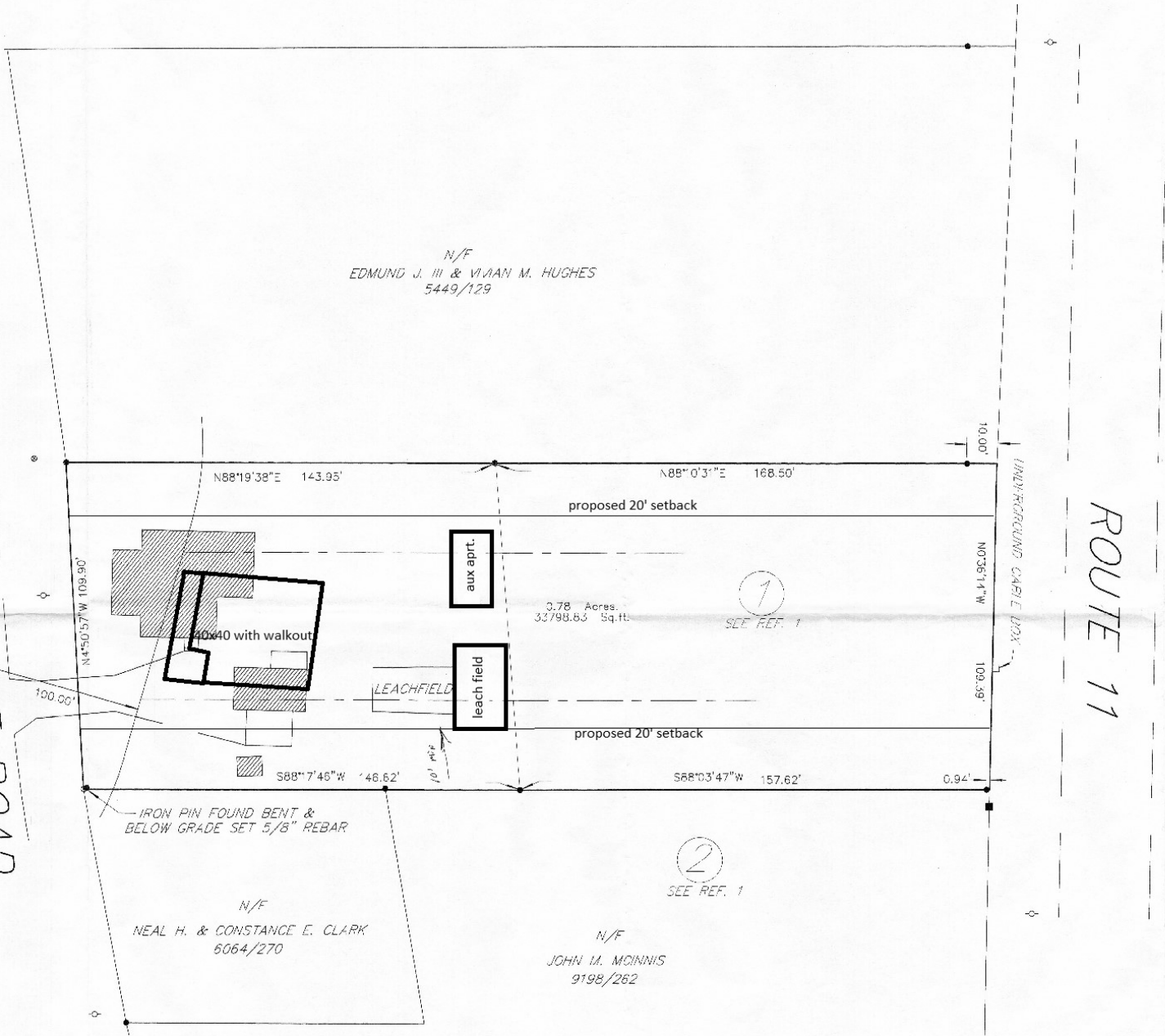
PLAN OF PROPERTY
232 JORDAN SHORE ROAD POLAND, MAINE
MADE FOR
ALLEN & LORINE CARD
1016 D STREET, NE WASHINGTON, DC
DECEMBER 6, 2017
BY
CULLENBERG LAND SURVEYING
892 OLD DANVILLE ROAD
AUBURN, MAINE 04210
(207) 777-1150



TRIPP LAKE

JORDAN SHORE ROAD

ROUTE 11



N/F
EDMUND J. III & VIVIAN M. HUGHES
5449/129

0.78 Acres
33798.63 Sq. ft.

①
SEE REF. 1

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SEE REF. 1

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BELOW GRADE SET 5/8" REBAR

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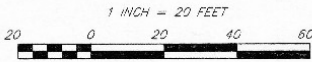
NOTES

1.) BEARINGS REFERENCED TO MAGNETIC NORTH 2017.

LEGEND

- IRON PIN FOUND
- IRON PIN SET
- ⊕ UTILITY POLE
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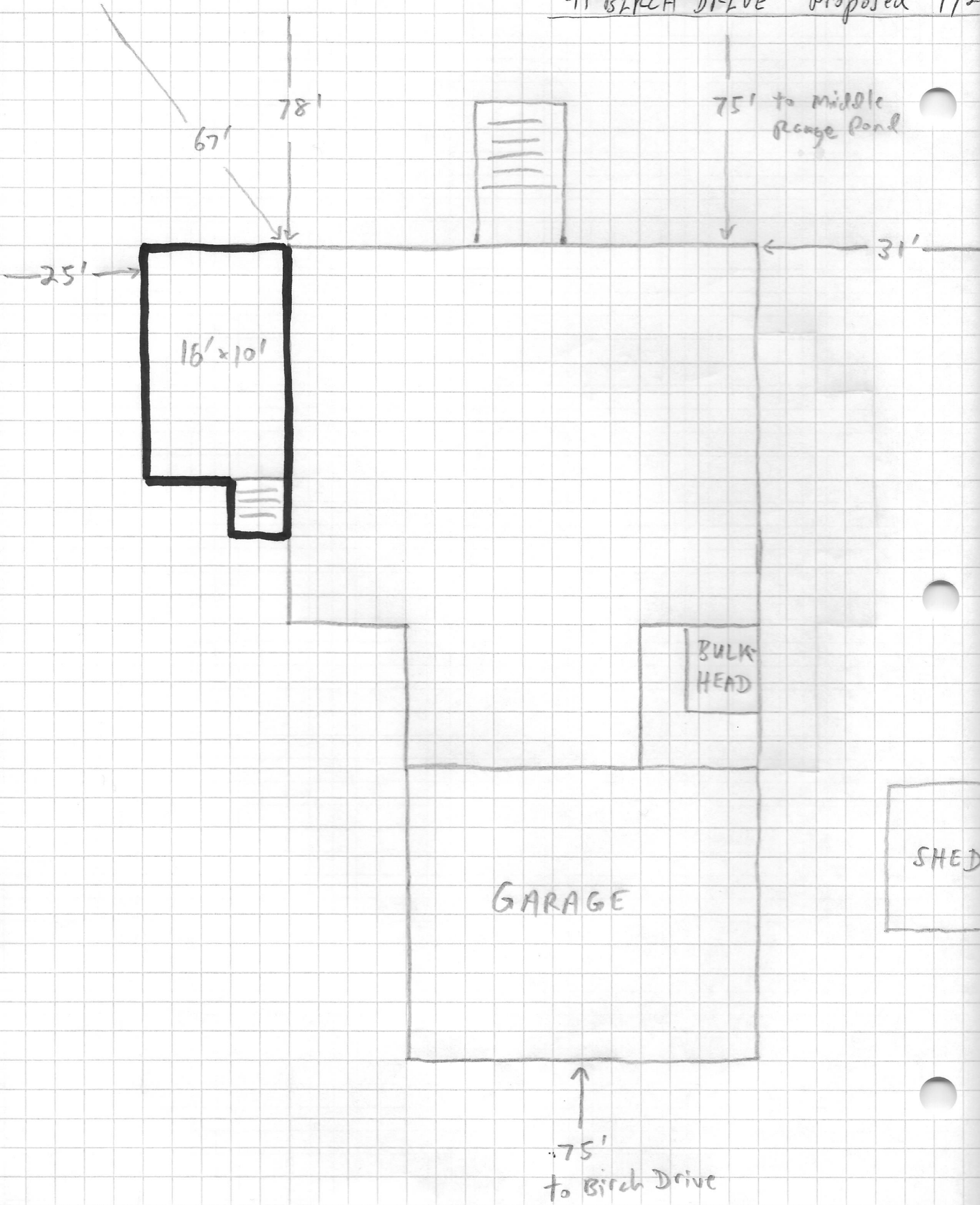
KEVIN W. CULLENBERG PLS 1278

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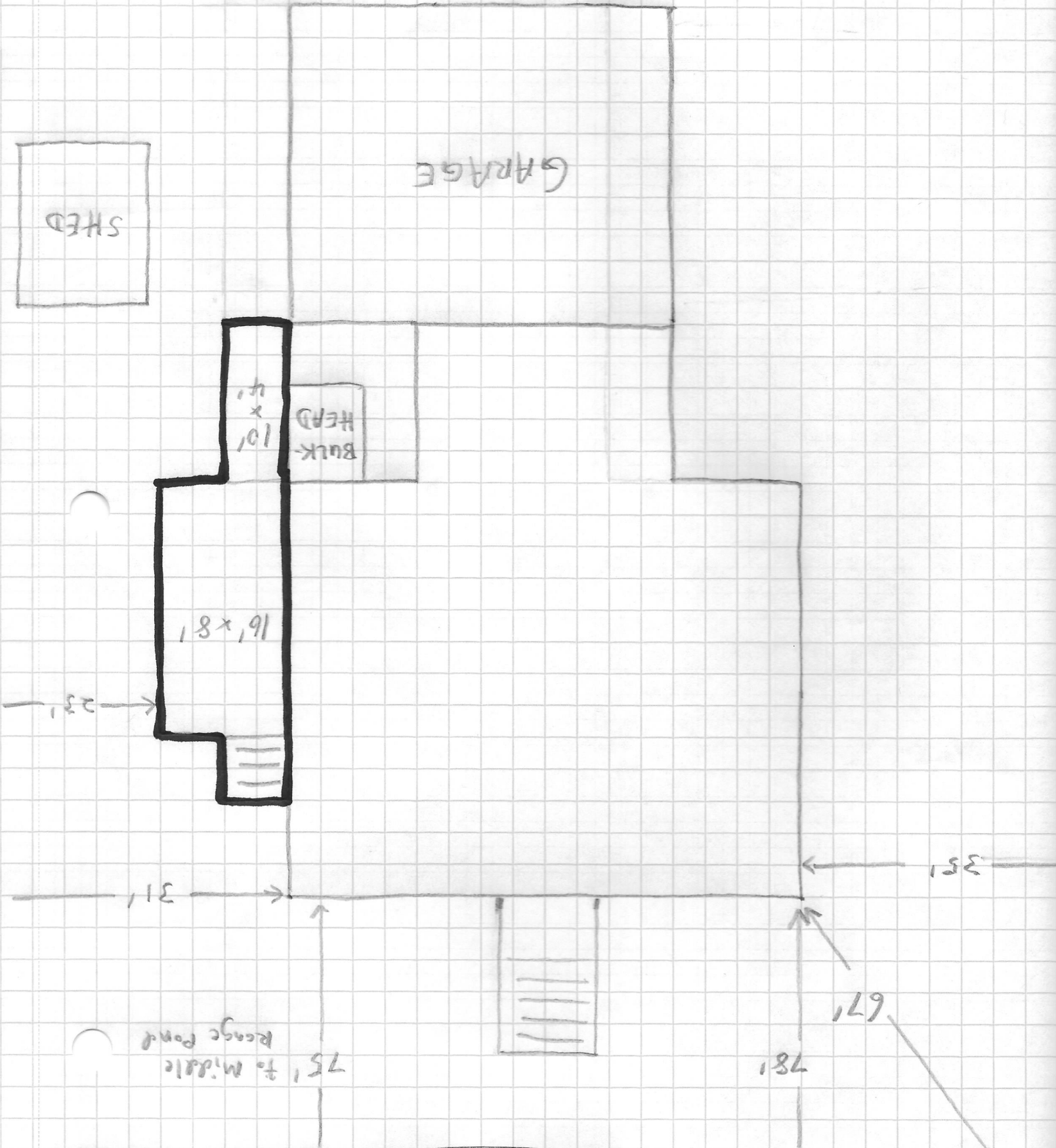
91 BIRCH DRIVE Proposed 4/2



91 BIRCH DRIVE Existing 4/2018

75' to Middle Range Pond

78'
67'



to Birch Drive

75'



GARAGE

SHED

BUNK HEAD

10' x 4'

16' x 8'

23'

31'

35'

67'

78'

to Middle Range Pond

Town of Poland, Maine PLANNING BOARD AGENDA REQUEST

Date of meeting you are requesting to be scheduled for: 4, 10, 2018

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

Map 0043 Lot 0047 Sub-lot _____

Applicant's Name:	<u>Glenn Farguhar</u>		
Mailing Address:	<u>9 Fossen Way</u>		
Town, State, Zip:	<u>Andover, MA 01810</u>		
Home Phone:	<u>978-683-9760</u>	Hours:	<u>Evenings</u>
Work Phone:	<u>978-502-0436</u>	Hours:	<u>Days</u>

Type of application:

Sketch Plan	Site Review	Shoreland	Subdivision	<input checked="" type="checkbox"/> Informational
-------------	-------------	-----------	-------------	---

Road location for project: _____

Zoning: Limited Residential Lake Watershed: Middle Range Pond

Nature of business to be discussed (Brief description): Replace existing deck with a similar one on the opposite side of the house.

IMPORTANT - READ CAREFULLY:

This Office must receive the original application plus 8 copies and appropriate fees by Tuesday at 1:00 p.m., seven days before the stated meeting

- New business is scheduled on the agenda in the order this office receives this form.
- If you want your application reviewed for contents prior to the meeting, it must be in this office 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: Glenn Farguhar Date: 3, 30, 2018

OFFICE USE ONLY:
Request Taken By: _____ Date: ___/___/___ Time: ___:___ a.m. p.m.

Return to the CEO Office by: _____

91 Birch Drive - Deck Move

We propose removing the existing deck structure and replacing it with a similar structure on the opposite side of the house.

The current deck will need to be at least partially removed to repair foundation damage in and around the bulkhead. It has several issues structurally that will need to be fixed if it remains. It is on the wrong side of the house for us - we would prefer our deck have easy access to the living room and kitchen, and the current deck is off of the bedrooms. It also is positioned for the worst view from the house, with most of the view being of the neighbor's house less than 60 feet away and much closer to the lake than ours.

The proposed deck solves or helps resolve the above problems, and allows for a couple of other benefits to us - the freedom to install a sliding door from the living area to the outside, and with that much easier access for handicapped/limited mobility friends and relatives.

The proposed deck at 176 sq feet is slightly smaller than the current deck at 184 sq feet, It would be a bit further from the lot line - 23 feet vs 25 feet, and much further from a neighbor's house - from roughly 60 feet to roughly 150 feet away.

The change would reduce impermeable by at least the size of the current deck (184 sq feet) as the proposed site is currently impermeable. Landscaping around the deck could reduce impermeable further.

Aesthetically we would prefer that the proposed deck align with the lake side wall of the house which causes the new deck to be somewhat closer to the lake than the current deck.