

**Town of Belgrade
Planning Board
May 20, 2021 / 6 p.m.**

This meeting will be conducted online via Zoom at
<https://us02web.zoom.us/j/83033101494>

A G E N D A

Call to Order

1. OLD BUSINESS

A. SHORELAND APPLICATION –

*****Discussion and Policy Determination for the Definition of 'height of a structure'.*****

Applicants/Owners: William and Laura

Feder/Elliot Thayer (Thayer Engineering). Location: 163 Burton Woods Rd (Great Pond), Map 37 Lot 24. Purpose: nonconforming lot and nonconforming structure (demolish and replace existing residence).

B. Continued review of Town's Subdivision Ordinance with KVCOG planner Charles Tetelman.

3. OTHER BUSINESS

A. Consideration of meeting minutes from May 6, 2021.

ADJOURN

☐ Shoreland
Certified Contractor
Number # _____
☐ Non Shoreland

Town of Belgrade, Maine
APPLICATION FOR PERMIT

990 Augusta Road Belgrade Me 04917
207-495-2258
Application # _____
Map# _____ Lot# _____
Permit# _____

Date Logged _____ Date Rec'd by PB/CEO _____ \$ _____ Fee Paid _____ Receipt# _____

1. Applicant:
Name WM. & LAURA FEDER
Mailing Addr 170 WHITNEY AVE
State/Zip PORTLAND 04102 Phone# 755-1173
2. Owner (if other than applicant):
Name JAME
Mailing Addr _____
State/Zip _____ Phone# _____
3. Specific location of property 163 BURTON WOODS RD Map# 37 Lot# 24
Name of Lake/Pond/Stream (if applicable) GREAT POND
4. Current use of property (check all that apply)
☒ Residential/Recreational; _____ Individual Private Campsite; _____ Commercial; _____ Industrial; _____ Other
5. Proposed construction or change in use: DEMOLISH & REPLACE EXISTING RESIDENCE
6. Existing sewage disposal system type and capacity: UNKNOWN / UNKNOWN
Present number of bedrooms 3; Bedrooms to be added under this application 3
When did you purchase the property within Shoreland Zone? 9/1994 (month/year) If after 11/6/18, attach copy of septic system inspection report documenting it is not malfunctioning.
7. Total lot area 24,440 S.F. ±; Lot area within the Shoreland Zone ~~24,440~~ 24,466 S.F. ±
8. Square footage of unvegetated surface within shoreland zone including all structures, driveways, parking, walkways and patios. 6,993 S.F. ±
9. What is the total area of cleared openings of woody vegetation (Sqft) 15,000 S.F. ±
10. Total number of structures on the lots 3. A site plan to-scale MUST accompany this application and be prepared in accordance with the requirements on the attached Instruction Sheet (Item #10 on the Instruction Sheet). All required attachments must accompany this application.

Present Structure Square Footage _____
Proposed Structure Square Footage _____

*Required only for structures within Shoreland Zone

I/We have obtained and understand the requirements of all Town of Belgrade Ordinance which apply to the proposed construction or change of use. The undersigned applies for a permit to build, alter or improve existing structure(s) or grounds as stated above on this application and portrayed on the attachments. The information provided is true and correct.

Signature: ELLIOT TRAYEN
AGENT

Signature: _____

There may be additional Federal, State or local permits required depending on the nature of the project.

TOWN USE ONLY

DECISION: _____ APPROVE _____ DISAPPROVED

Conditions _____

Date: _____ PB _____ CEO _____

Signatures: _____

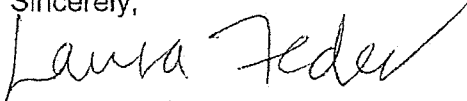

William & Laura Feder
170 Whitney Avenue
Portland, ME 04102

February 19, 2021

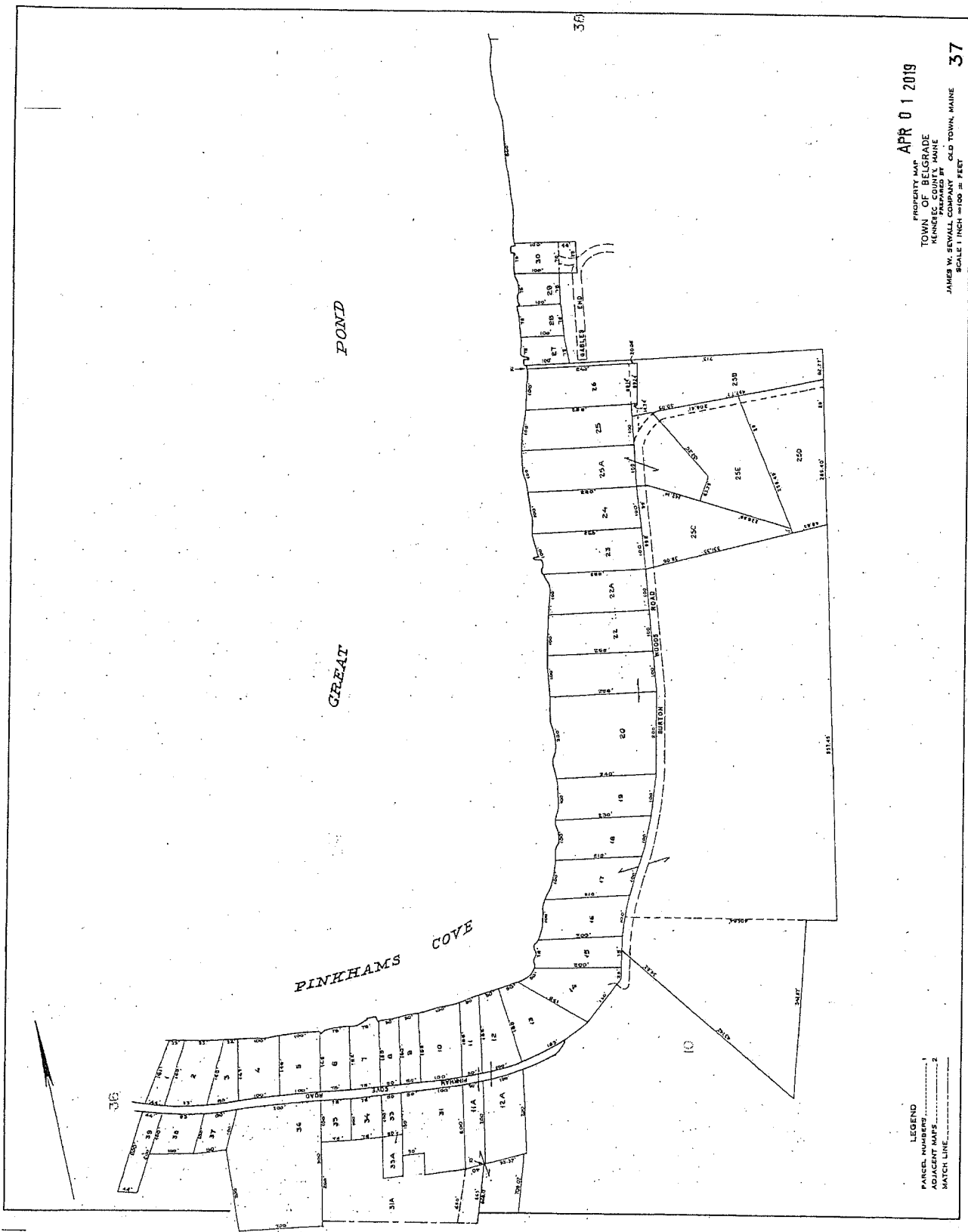
To Whom It May Concern:

Please be advised that Elliot B Thayer, PE, Thayer Engineering Company, 17 Hasson Street, Farmingdale, Maine 04344, has been engaged to provide site engineering and permitting services for our proposed removal and replacement of our existing residence at 163 Burton Woods Road in Belgrade 04917. Elliot Thayer is authorized to act as agent on our behalf in the preparation, presentation, and administration of land use applications for the Town of Belgrade and Maine Department of Environmental Protection.

Sincerely,

William and Laura Feder
Owners



APR 01 2019

TOWN OF BELGRADE
KENNEBEC COUNTY, MAINE

JAMES W. SEWELL COMPANY
OLD TOWN, MAINE

SCALE 1 INCH = 100 FEET

37

WARRANTY DEEDTAX
PAID

We, Harland Weeks and Mary Weeks, presently of Waterville, Maine, for consideration paid, grant to William A. and Laura G. Feder, presently of Portland, Maine, as joint tenants with right of survivorship, whose mailing address is: 170 Whitney Avenue, Portland, Maine 04102

(025798

and with WARRANTY COVENANTS,

a certain lot or parcel of land situated in the Town of Belgrade, County of Kennebec and State of Maine, bounded and described as follows, to wit:

Lot known and designated as No. 4 and starting at an iron stake situated on the west side of the camp right of way at the southeast corner of land of Gordon Blakeley heirs; thence running westerly along the southerly line of said Blakeley heirs to the shore of Great Pond, to a stake; thence southerly along the shore of Great Pond a distance of one hundred (100) feet to an iron stake on the shore of Great Pond; thence easterly to the camp right of way, thence northerly a distance of one hundred (100) feet along the westerly side of said right of way to the point of beginning.

Also a right of way to the above described property over lands lying between this lot and the main highway leading from Belgrade Depot to Oakland. This right of way to follow the road as now bulldozed and in use. Said road to be used and maintained in common with other land owners in this development.

Being the same premises conveyed to Harland Weeks and Mary Weeks by deed of Theodore H. Brown and Pauline W. Brown dated July 19, 1963 and recorded in the Kennebec County Registry of Deeds, Book 1309, Page 156.

Witness my hand and seal this 23rd day of September, 1994.

Susan E. Hunter
WITNESS

Harland Weeks
Harland Weeks

Susan E. Hunter
WITNESS

Mary Weeks
Mary Weeks

STATE OF MAINE
CUMBERLAND, ss.

September 23, 1994

Personally appeared before me the above named Harland Weeks/ Mary Weeks and acknowledged the foregoing to be his/her free act and deed.

RECEIVED KENNEBEC CO.

94 SEP 26 AM 9:00

ATTEST: Thomas R. Brown
REGISTER OF DEEDS

Susan E. Hunter
Notary Public/Attorney at Law
Susan E. Hunter.



Maine Center for Disease
Control and Prevention
An Office of the
Department of Health and Human Services

Applicant
265.00

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; ITTY: 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 BELGRADE
Property Owner's Name: WILLIAM + LAURA FEDER Tel. No.: _____
System's Location: 163 BURTON WOODS ROAD
Property Owner's Address: 170 WHITNEY AVENUE Zip Code 04102
e-mail address: PORTLAND, 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. DISTANCE FROM DISPOSAL AREA TO ABUTTER'S WELL
2. (60FT)
3. INCREASE FILL SLOPE TO 3:1

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.

THE PROPOSED DISPOSAL AREA IS NOT CLOSER TO THE
ABUTTER'S WELL THAN THE DISPOSAL AREA IT IS
REPLACING.

I, VAUGHN L. SMITH 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 OF SITE EVALUATOR

DATE

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

10/27/2020
DATE

LOCAL PLUMBING INSPECTOR - Approval at local level

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

I, Gary R. Fuller, 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

LOCAL PLUMBING INSPECTOR - Approval at local level

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

I, Gary R. Fuller, 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.

Gary R. Fuller
LPI Signature

10/27/2020
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

PROPERTY LOCATION

>> CAUTION LPI APPROVAL REQUIRED <<

City, Town, or Plantation: **BELGRADE**
Street or Road: **163 BURTON WOODS ROAD**
Subdivision, Lot #:

Town, City: **Belgrade** Permit # **3890**
Date Permit Issued: **10/27/20** Fee: **\$250.00** Double Fee Charged: ☐
Local Plumbing Inspector Signature: **Dany R. Smith** LPI = **850**
Fee: \$ state min fee \$ Locally adopted fee
Copy: ☐ Owner ☐ Town ☐ State

OWNER/APPLICANT INFORMATION

Name (last, first, MI): **FEDER, WILLIAM + LAURA**
Mailing Address of Owner/Applicant: **170 WHITNEY AVENUE PORTLAND, ME 04102**
Daytime Tel. #:

The Subsurface Wastewater Disposal System shall not be installed until a Permit is issued 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 # **37** Lot # **24**

OWNER OR APPLICANT STATEMENT

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

CAUTION: INSPECTION REQUIRED

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

Signature of Owner/Applicant

Date

Local Plumbing Inspector Signature

(2nd) date approved

PERMIT INFORMATION

TYPE OF APPLICATION

1. First Time System
☒ 2. Replacement System
Type replaced: **TRENCHES**
Year installed: **?**
3. Expanded System
a. <25% Expansion
b. ≥25% 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

SIZE OF PROPERTY

± 0.6 SQ. FT. ACRES

DISPOSAL SYSTEM TO SERVE

- ☒ 1. Single Family Dwelling Unit, No. of Bedrooms **3**
2. Multiple Family Dwelling, No. of Units _____
3. Other: _____

TYPE OF WATER SUPPLY

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

SHORELAND ZONING

☒ Yes No

Current Use Seasonal ☒ Year Round Undeveloped

DESIGN DETAILS (SYSTEM LAYOUT SHOWN ON PAGE 3)

TREATMENT TANK

- ☒ 1. Concrete
☒ a. Regular
b. Low Profile
2. Plastic
3. Other: _____
CAPACITY: **1000** GAL

DISPOSAL FIELD TYPE & SIZE

1. Stone Bed 2. Stone Trench
☒ 3. Proprietary Device
a. cluster array b. linear
b. regular load **13' x 40'**
4. Other: _____
SIZE: **770** sq. ft. in. ft.

GARBAGE DISPOSAL UNIT

- ☒ 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
d. Filter on Tank Outlet

DESIGN FLOW

270 gallons per day
BASED ON:
☒ 1. Table 4A (dwelling unit(s))
2. Table 4C (other facilities)
SHOW CALCULATIONS for other facilities

SOIL DATA & DESIGN CLASS

PROFILE CONDITION

at Observation Hole # **1**
Depth **N/A**
of Most Limiting Soil Factor

DISPOSAL FIELD SIZING

- ☒ 1. Medium---2.6 sq. ft./gpd
2. Medium---Large 3.3 sq. ft./gpd
3. Large---4.1 sq. ft./gpd
4. Extra Large---5.0 sq. ft./gpd

EFFLUENT/EJECTOR PUMP

1. Not Required
2. May Be Required
☒ Required
Specify only for engineered systems:
DOSE _____ g.p.d.

3. Section 4G (meter readings)
ATTACH WATER METER DATA

LATITUDE AND LONGITUDE

Lat. **44° 38' 50"**
Lon. **69° 49' 39"**
if g.p.d. state margin of error: _____

SITE EVALUATOR STATEMENT

I certify that on **10/03/20** (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 (10-144 CMR 241).

Site Evaluator Signature

Site Evaluator Name Printed

VAUGHN L. SMITH

226
441-3887
E-mail Address

10/25/20

E-mail Address

Note: Changes to or deviations from the design should be approved by the Site Evaluator

Page 1 of 3

HHE-200 Rev. 11/2013

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Department of Health & Human Services
Division of Environmental Health
(207) 287-5672 Fax: (207) 287-3165

Town, City, Plantation

Street, Road, Subdivision

Owner's Name

BELGRADE

163 BURTON WOODS ROAD WILLIAM + LAURA FEDER

SITE PLAN

Scale 1" = 50 ft. or as shown

SITE LOCATION PLAN

(Not to Scale - Approximate)

NOTES PROPERTY INFORMATION SHOWN IS APPROXIMATE

GREAT POND
*100'
SITE
BURTON WOODS ROAD

3 BEDROOM HOME

ABUTTER'S DRILLED WELL

±260'

PROPOSED DISPOSAL AREA (13'x40')

±0.6 AC

TP#1

TP#2

INSTALL 1000 GALLON SEPTIC TANK w/ PUMP + ALARM

REMOVE OLD DISPOSAL AREA + COMPONENTS

265'

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

Observation Hole #1 ☒ Test Pit ☐ Boring
" Depth of Organic Horizon Above Mineral Soil

Observation Hole #2 ☒ Test Pit ☐ Boring
" Depth of Organic Horizon Above Mineral Soil

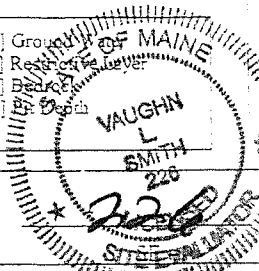
Texture	Consistency	Color	Mottling
BOULDERY SANDY LOAM	FRIABLE	BROWN	NONE
COBBLY LOAMY SAND		BROWNISH YELLOW	

Texture	Consistency	Color	Mottling
GRAVELLY SANDY LOAM	FRIABLE	BROWN	NONE
LOAMY SAND		BROWNISH YELLOW	

Soil Classification: 4 B 16
Profile Condition: N/A

Soil Classification: 4 B 9
Profile Condition: N/A

Vaughn L. Smith
Site Evaluator Signature



10/25/20
Date

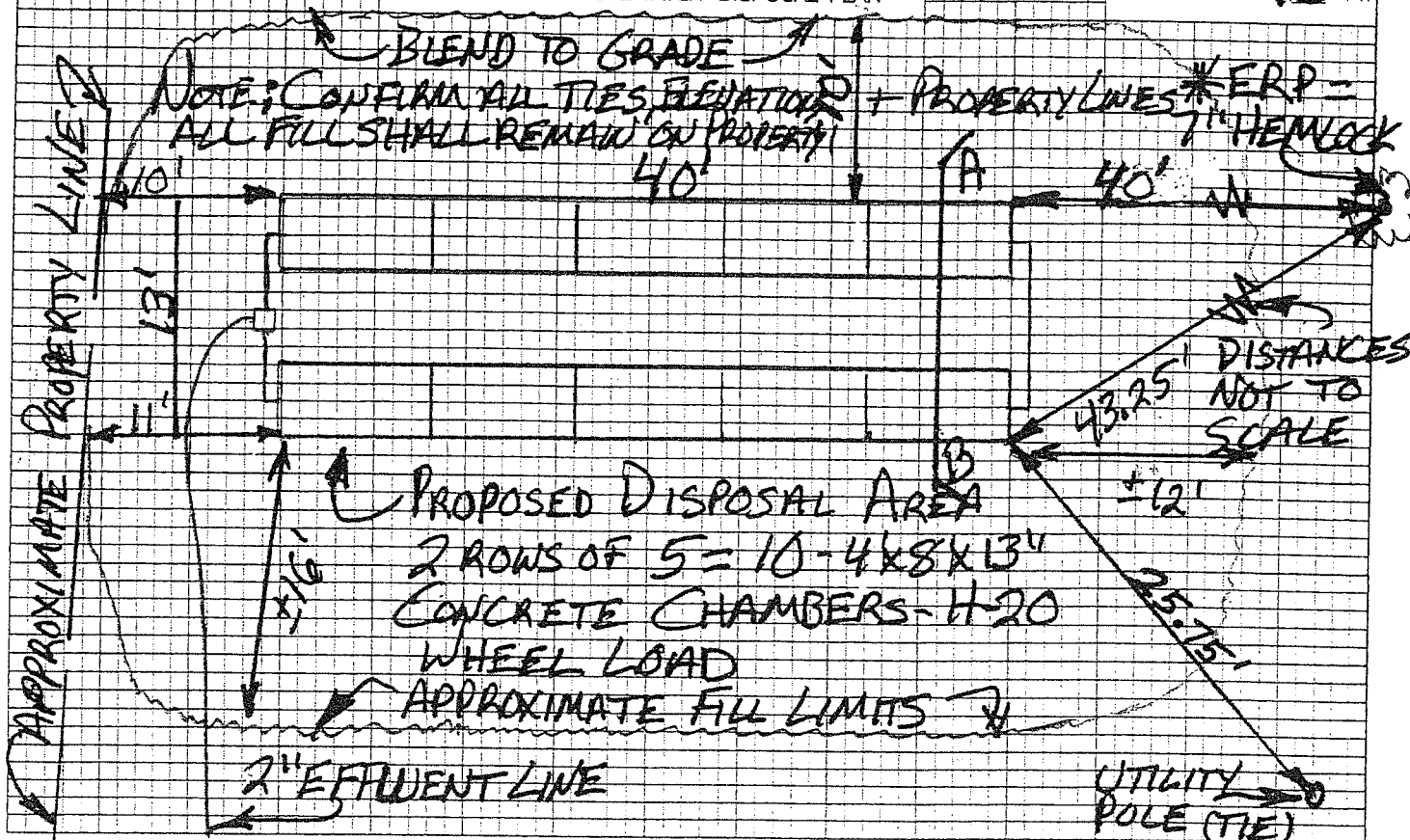
SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Department of Human Services
Division of Health Engineering
(207) 287-5672 FAX (207) 287-4172

Belgrade 16.3 BURTON WOODS ROAD WILLIAM + LAURA FEDER

SUBSURFACE WASTEWATER DISPOSAL PLAN

SCALE 1" = 10 FT.



FILL REQUIREMENTS

Depth of Fill (Upslope)

±37"

Depth of Fill (Downslope)

±27"

FILL DEPTHS WILL VARY

CONSTRUCTION ELEVATIONS

Finished Grade Elevation

277.0'

Top of Distribution Pipe or Proprietary Device

276.0'

Bottom of Disposal Area

274.9'

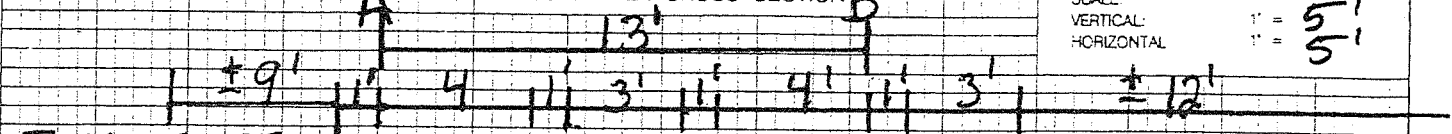
ELEVATION REFERENCE POINT

Location & Description 7" HEMLOCK NAIL 40" ABOVE GROUND

SCALE
VERTICAL:
HORIZONTAL:

1" = 5'
1" = 5'

DISPOSAL AREA CROSS SECTION



FINAL GRADE

ORIGINAL SOIL

SCAFFEY
ALL FILL
AREAS

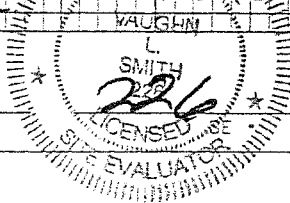
4' x 8' x 13" CONCRETE CHAMBER (H-20 WHEEL LOAD)

12" CLEAN, CRUSHED STONE ON SIDES 6" UNDER (3/4" DIA.)

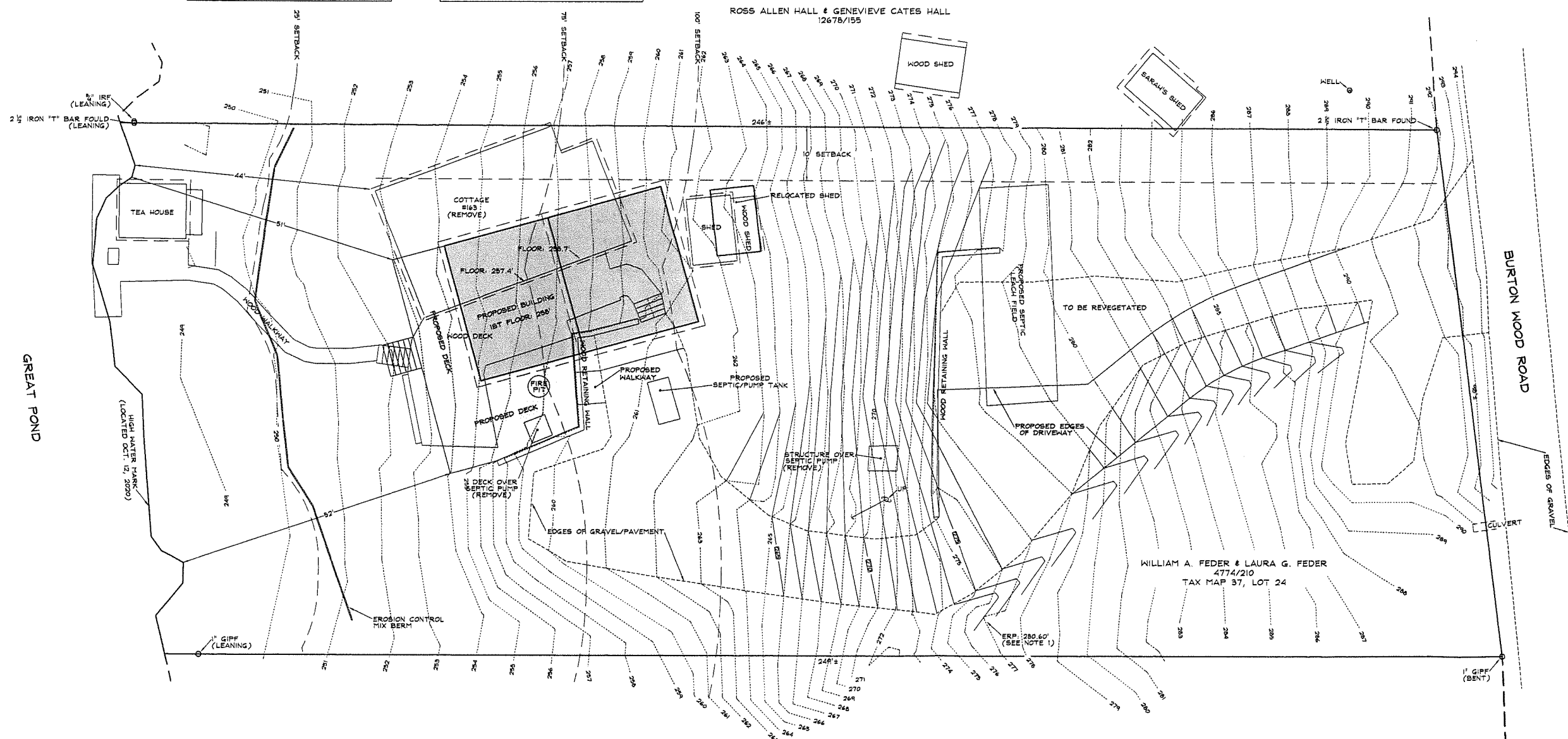
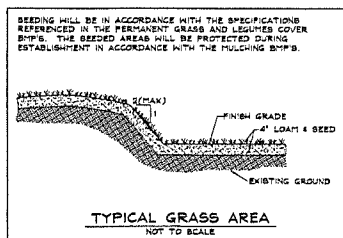
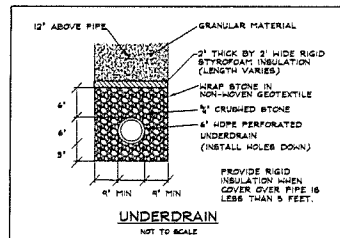
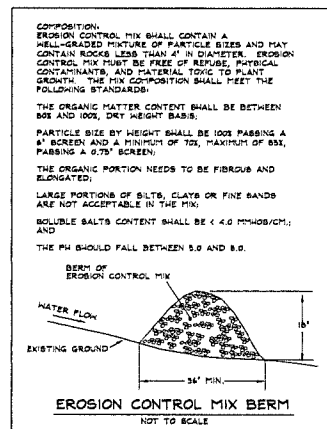
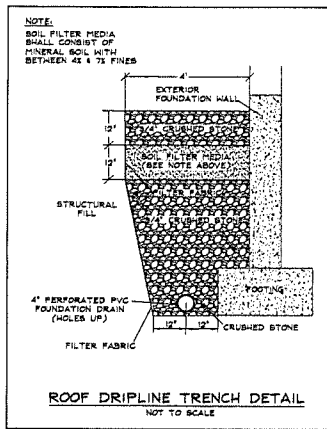
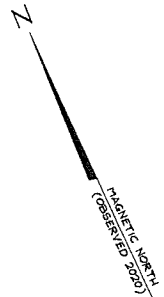
MAXIMUM UNIFORM SLOPE OF 25% TO ORIGINAL SOIL OR 3:1

FILL SHALL BE CLEAN GRAVELLY SAND PER TABLE H OF CODE

VAUGHN L. SMITH
Site Evaluator Signature



10/25/20
Date



STATISTICS

EXISTING FOOTPRINT AREAS:

BETWEEN 0'-25' FROM HWY	386 S.F.±
BETWEEN 25'-75' FROM HWY	1,350 S.F.±
BETWEEN 75'-100' FROM HWY	548 S.F.±
TOTAL	2,285 S.F.±

PROPOSED FOOTPRINT AREAS:

BETWEEN 0'-25' FROM HWY	386 S.F.±
BETWEEN 25'-75' FROM HWY	1,076 S.F.±
BETWEEN 75'-100' FROM HWY	700 S.F.±
TOTAL	2,252 S.F.±

EXISTING IMPERVIOUS AREAS WITHIN 250' SHORELAND ZONE:

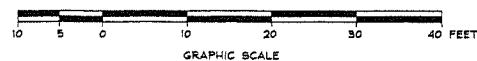
BUILDINGS (INCLUDING DECK/STEPS):	2,456 S.F.±
DRIVEWAY & PARKING:	4,512 S.F.±
SEPTIC TANK STRUCTURE:	28 S.F.±
TOTAL:	6,996 S.F.± (28.6% OF LOT AREA WITHIN SHORELAND ZONE, 24,466 S.F.)

PROPOSED IMPERVIOUS AREAS WITHIN 250' SHORELAND ZONE:

BUILDINGS (INCLUDING DECK/STEPS):	2,456 S.F.±
DRIVEWAY & PARKING:	4,538 S.F.±
TOTAL:	6,995 S.F.± (28.6% OF LOT AREA WITHIN SHORELAND ZONE, 24,466 S.F.)

NOTES:

- THE VERTICAL DATUM SHOWN IS BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 1988) AS DERIVED FROM MAINE DEPARTMENT OF TRANSPORTATION (MDOT) CONTROL POINT "BRN-44A AZ MK". PROJECT ELEVATION REFERENCE POINT IS A SPIKE SET HORIZONTALLY 3.6-FEET ABOVE GROUND IN AN 7-INCH DIAMETER HEMLOCK TREE LOCATED ON THE SOUTHERLY LINE OF THE SUBJECT PROPERTY, AND SHOWN HEREON AS "ERP: 280.60", (SEE NOTE 1)". ELEVATION = 280.60', NAVD 1988.
- CLEARING OF TREES AND PRELIMINARY GRADING HAS BEEN STARTED FOR SEPTIC SYSTEM AND DRIVEWAY, ALL BEYOND THE 100-FOOT SETBACK FROM HIGH WATER MARK.



THAYER
ENGINEERING COMPANY

Land Surveyors Civil Engineers Planners
17 Haddon Street Farmingdale, Maine 04344-1813
(207)582-7762 fax (207)582-8113 thayereng.com

SITE PLAN

**WILLIAM A. FEDER &
LAURA G. FEDER**
163 BURTON WOODS ROAD, GREAT POND
BELGRADE, MAINE

Date: MARCH 17, 2021

Drawn by: NM

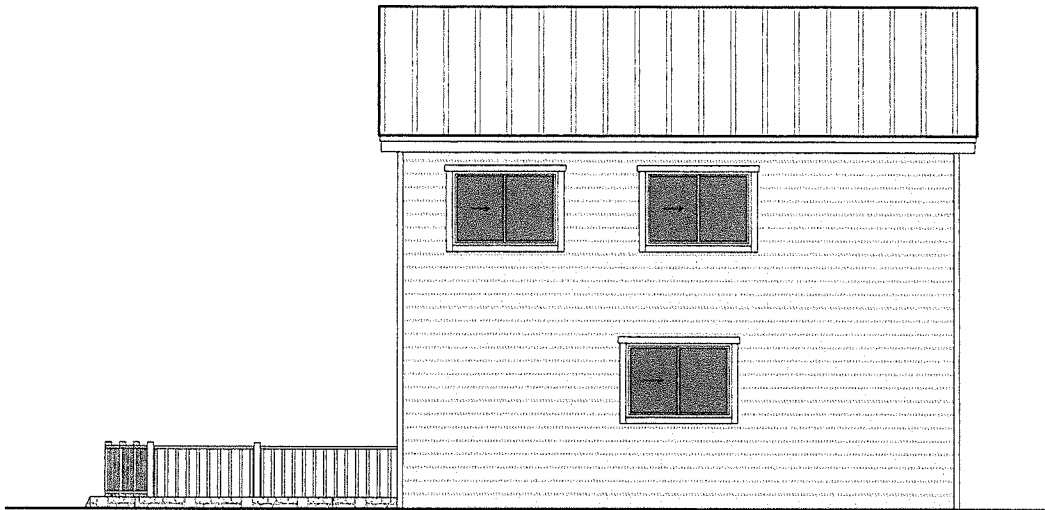
Chkd. by:

Scale: 1" = 10'

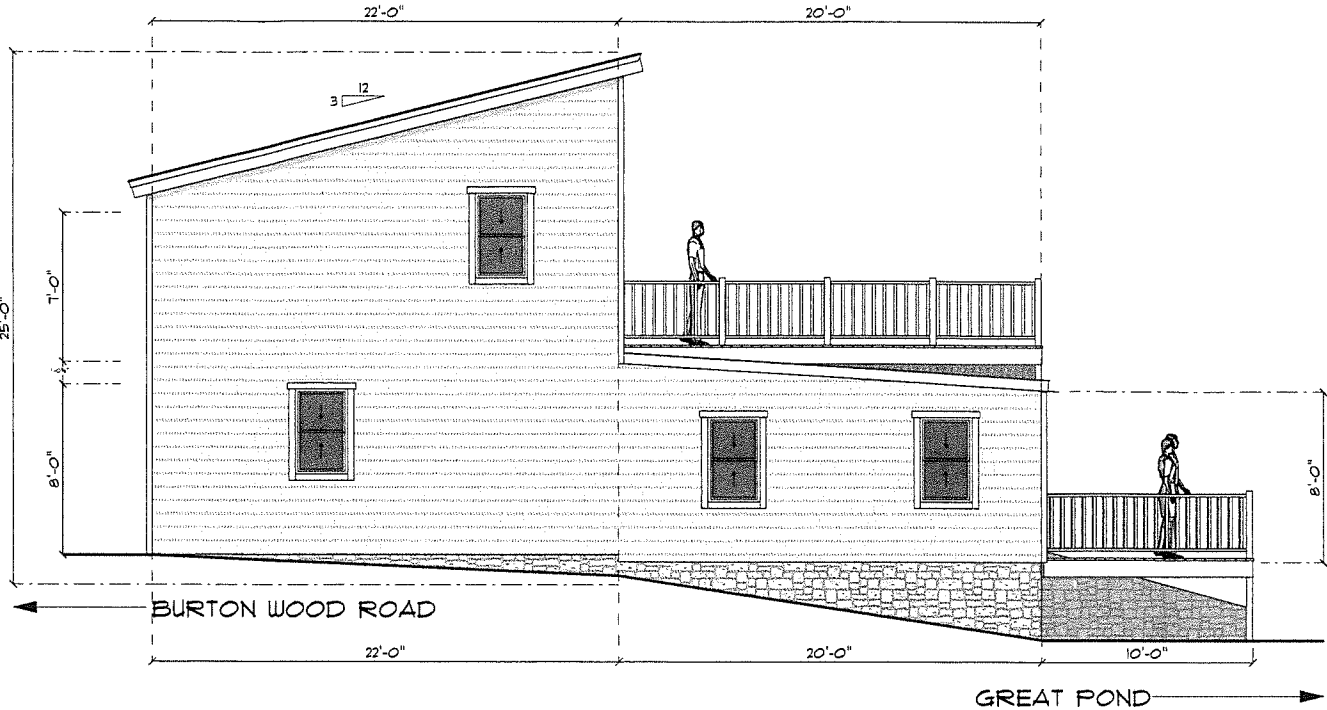
Drawing # 1

Proj. # 2020936

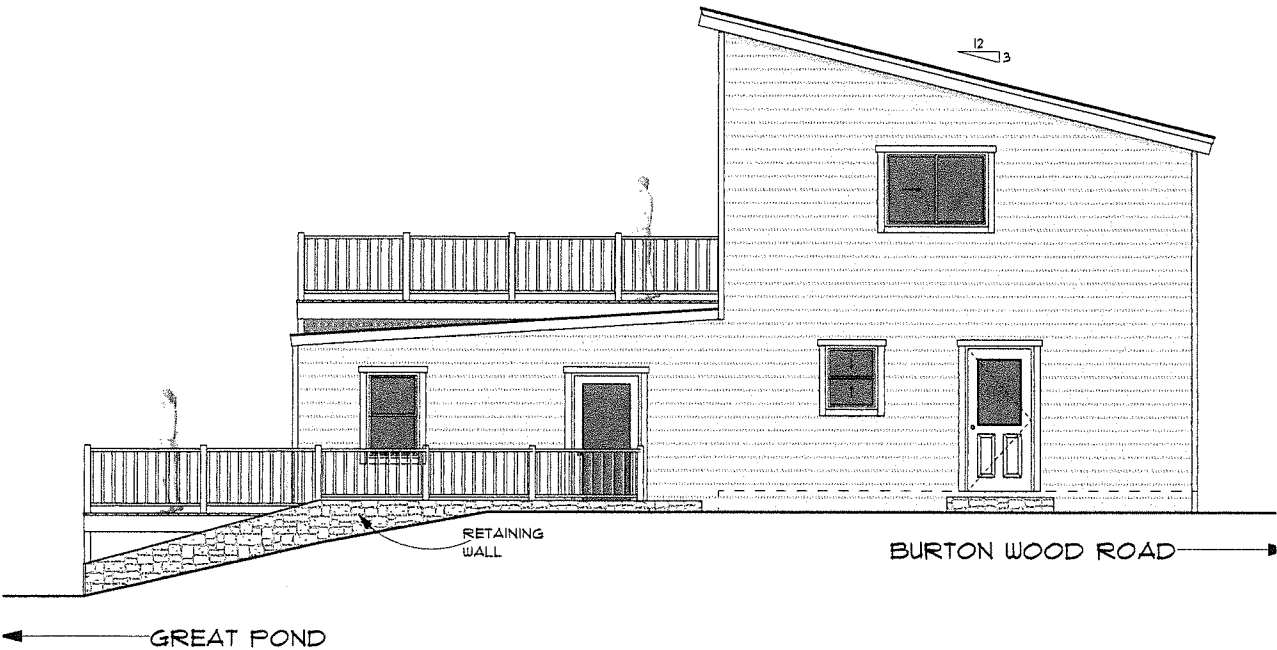
PRELIMINARY DRAWING
NOT FOR CONSTRUCTION



EAST ELEVATION
SCALE: 1/4" = 1'-0"



NORTH ELEVATION
SCALE: 1/4" = 1'-0"



SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



WEST ELEVATION
SCALE: 1/4" = 1'-0"

21 LOCATIONS ACROSS MAINE
Auburn • Bangor • Bar Harbor • Belfast • Belgrade • Blue Hill • Boothbay Harbor
Brunswick • Bucksport • Calais • Camden • Cherryfield • Damascus • Ellsworth
Fairfield • Farmington • Greenville • Machias • Portland • Rockland • Skowhegan
WWW.HAMMONDLUMBER.COM

Hammond
Lumber Company

DRAWINGS ARE PROVIDED BY HAMMOND LUMBER COMPANY AS A SERVICE TO ITS CUSTOMERS AND ARE INTENDED FOR INFORMATIONAL AND PRELIMINARY USE ONLY. THEY ARE NOT TO BE USED AS A BASIS FOR CONSTRUCTION. HAMMOND LUMBER COMPANY SUGGESTS THAT ITS CUSTOMERS SEEK THE SERVICES OF A REGISTERED ARCHITECT TO OBTAIN TECHNICAL BLUEPRINTS IF THE CUSTOMER DESIRES TO PROCEED FURTHER. DRAWINGS ARE NOT TO BE USED AS A BASIS FOR CONSTRUCTION AND HAMMOND LUMBER COMPANY DISCLAIMS ANY RESPONSIBILITY IF THEY ARE SO USED.

VINCE DOSTIE

CA201539
1 OF 3

DATE	BY	PLP	MRM
09/07/20	BEL		
01/07/21			
03/03/21			
Saturday, March 13, 2021			
SCALE = AS NOTED			

FEDER CAMP
26 X 42 CAMP
BELGRADE, ME

HOME
PLANNING CENTER
A Division of Hammond Lumber Company

PRELIMINARY DRAWING
NOT FOR CONSTRUCTION

OPENING SCHEDULE

LIBRARY NAME	PRODUCT CODE	COUNT	EGRESS
SP\DOORS\EXTERIOR\HINGED\I LITE	3068R	1	Yes
SP\DOORS\EXTERIOR\HINGED\GLASS	3068 R	1	Yes
SP\DOORS\EXTERIOR\SLIDER	8068 RN	2	Yes
SP\DOORS\INTERIOR\BARN	2668 BARN	1	No
SP\DOORS\INTERIOR\BIFOLD	2668 B	3	No
SP\DOORS\INTERIOR\HINGED	2668 L	3	No
SP\DOORS\INTERIOR\HINGED	2668 R	1	No
SP\WINDOWS\Marvin\Elevate\Double Hung\I Wide Unit	ELD3036	1	No
SP\WINDOWS\Marvin\Elevate\Double Hung\I Wide Unit	ELD3048	5	No
SP\WINDOWS\Marvin\Elevate\Double Hung\I Wide Unit	ELD3060	8	No
SP\WINDOWS\Marvin\Elevate\Double Hung\Picture	3036F	4	No
SP\WINDOWS\Marvin\Elevate\Double Hung\Picture	8036F	1	No
SP\WINDOWS\Marvin\Elevate\Gliders\I Wide Unit	ELGL6042 E XO	4	Yes

AREA SCHEDULE

NAME	AREA
FOOTPRINT (USED FOR ESTIMATING)	1109.1 sq ft.
1ST FLOOR FINISHED	1092.0 sq ft.
2ND FLOOR FINISHED	512.0 sq ft.
WOOD PORCH/DECK	621.8 sq ft.
UPPER LEVEL DECK	520.0 sq ft.

"GENERAL PLAN NOTES"

ALL WORK SHALL CONFORM TO STATE AND LOCAL BUILDING CODES

THE BUILDING CODE IS THE MINIMUM REQUIREMENT, ALWAYS CONSULT WITH THE LOCAL AUTHORITIES FOR AMENDMENTS OR IMPROVEMENTS TO THE CODE

ALL DIMENSIONS ARE TO BE VERIFIED IN THE FIELD

ALL FOOTINGS ARE TO REST ON UNDISTURBED SOIL AND EXTEND BELOW THE FROST LINE

ALL LUMBER EXPOSED TO THE WEATHER OR IN DIRECT CONTACT WITH CONCRETE MUST BE PRESSURE TREATED

SMOKE ALARMS ARE TO BE HARDWIRED, INTERCONNECTED AND INSTALLED IN THE FOLLOWING LOCATIONS:
-EACH SLEEPING AREA
-OUTSIDE EACH SEPERATE SLEEPING AREA IN THE VICINITY OF THE BEDROOMS
-ON EACH ADDITIONAL STORY INCLUDING BASEMENT AND HABITABLE ATTICS
-NOT LESS THAN 3' HORIZONTALLY FROM A BATHROOM DOOR CONTAINING A SHOWER OR A BATHTUB

A GARAGE CEILING WITH HABITABLE SPACE ABOVE MUST BE PROTECTED WITH 5/8" TYPE X GYPSUM

COMMON WALL BETWEEN HOUSE AND GARAGE MUST HAVE NO LESS THAN 1/2" GYPSUM ON THE GARAGE SIDE

OPENINGS BETWEEN THE RESIDENCE AND GARAGE SHALL BE PROTECTED WITH A 20 MIN. FIRE RATE DOOR EQUIPPED WITH A SELF-CLOSING DEVICE.

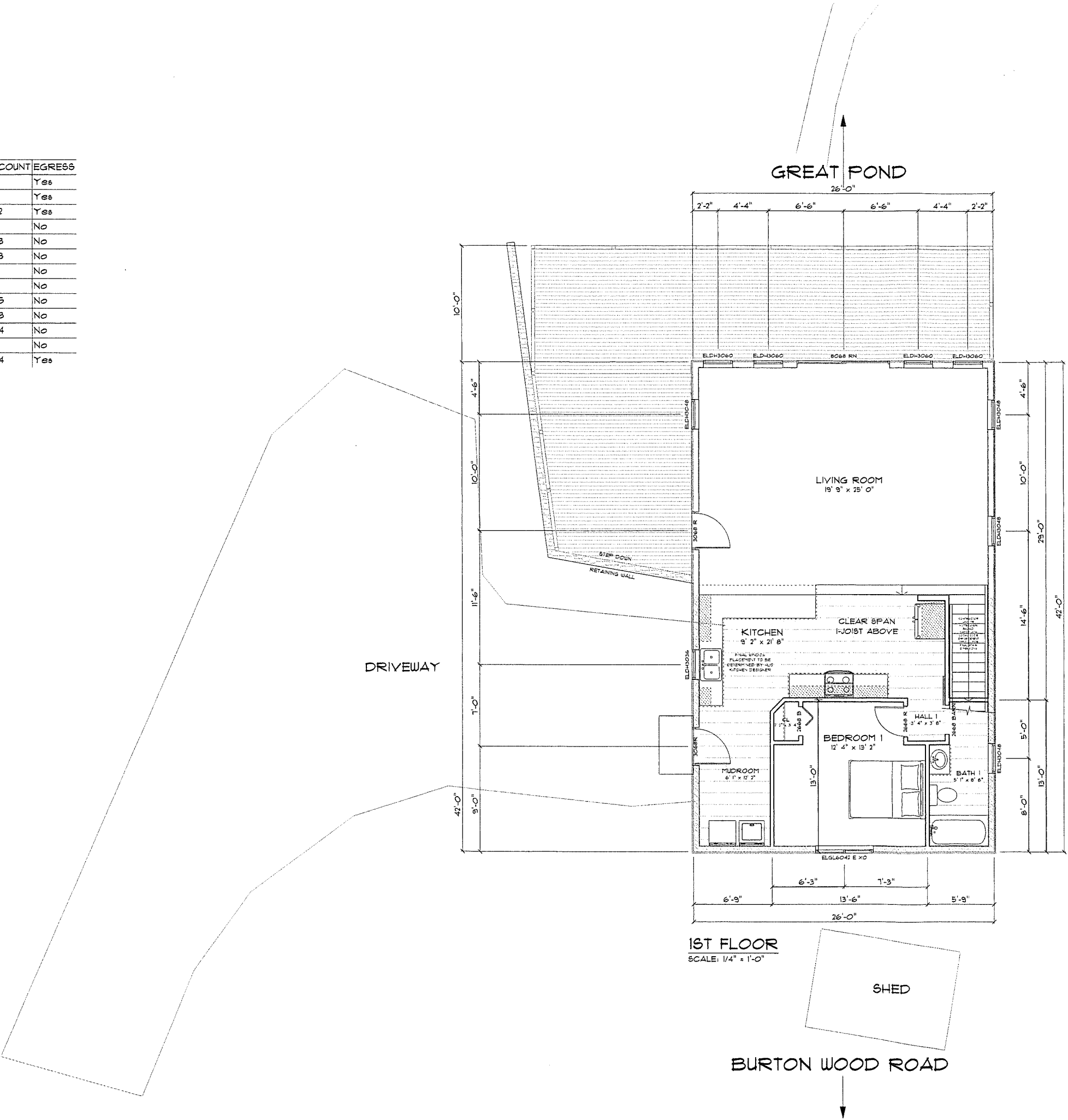
GARAGE SLAB MUST BE AN APPROVED NON-COMBUSTIBLE MATERIAL AND BE SLOPED TO FACILITATE THE MOVEMENT OF LIQUIDS TO A FLOOR DRAIN OR THE MAIN VEHICLE ENTRY DOOR

MAX SILL HEIGHT FOR EGRESS WINDOWS IS 44"

REFER TO IRC 308.4 FOR HAZARDOUS GLAZING LOCATIONS

REFER TO IRC TABLE R602.3(1) FOR FASTENING SCHEDULE

REFER TO IRC R602.1(2) FOR INTERIOR GIRDER SPANS



VINCE DOSTIE

CA201539
2 OF 3

08/27/20
01/07/21
03/10/21

BEL
FLP
MRY

Scale: 1/4" = 1'-0"

SCALE - AS NOTED

FEDER CAMP

26 X 42 CAMP

BELGRADE, ME

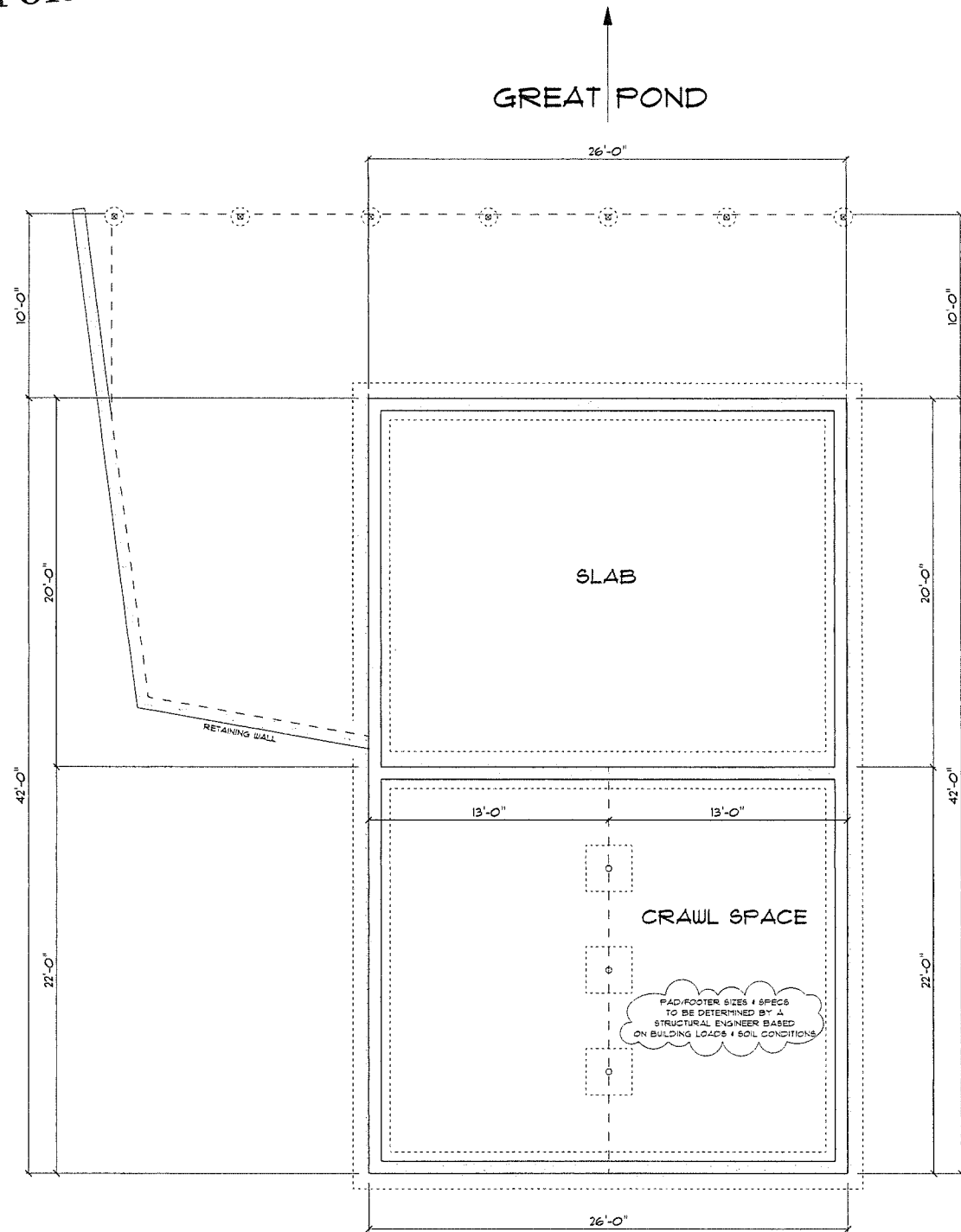
21 LOCATIONS ACROSS MAINE
Albany • Bangor • Bar Harbor • Belfast • Belgrade • Blue Hill • Boothbay Harbor
Brunswick • Buckleport • Calais • Camden • Cherryfield • Damariscotta • Ellsworth
Fairfield • Farmington • Greenville • Machias • Portland • Rockland • Skowhegan

Hammond
Lumber Company

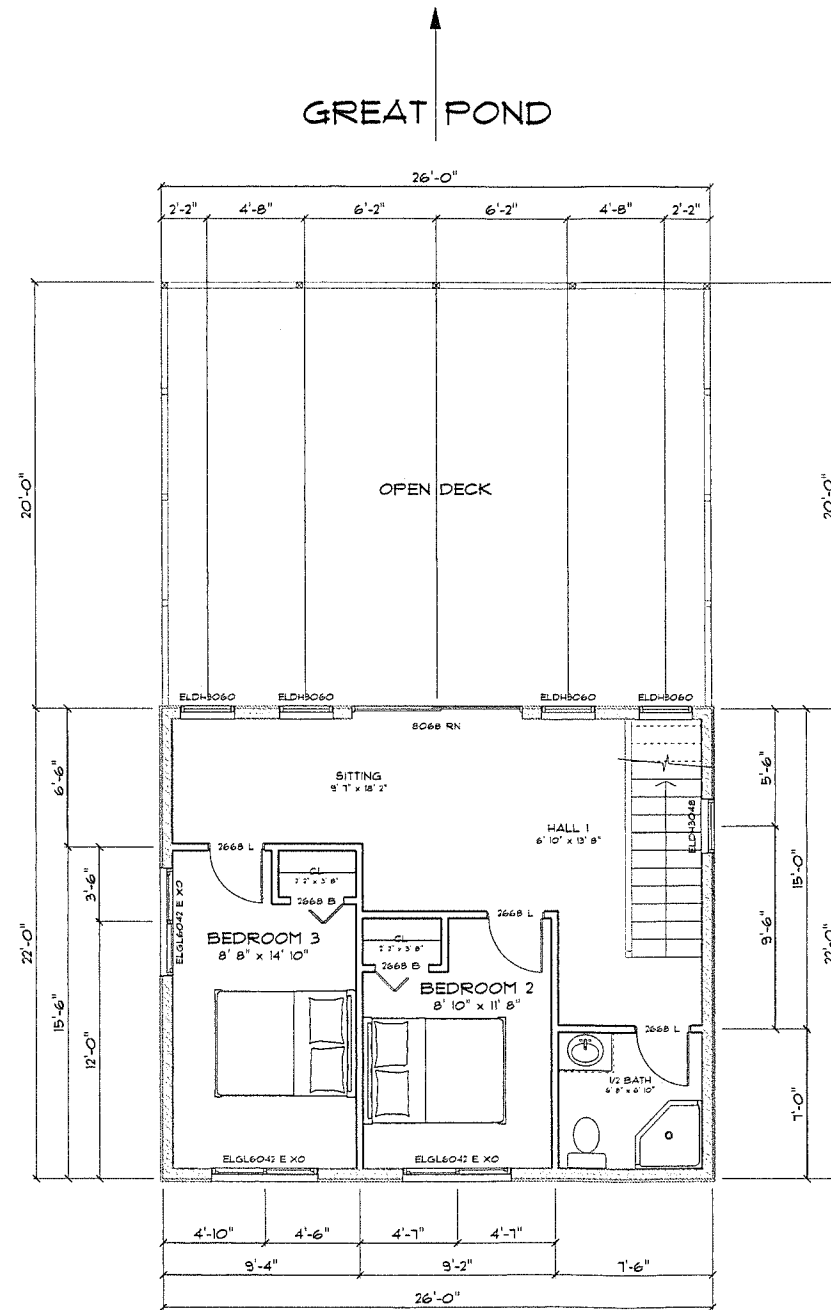
DRAWINGS ARE PROVIDED BY HAMMOND LUMBER COMPANY AS A SERVICE TO ITS CUSTOMERS AND ARE INTENDED FOR INFORMATIONAL AND CONSULTING PURPOSES ONLY. THE INFORMATION CONTAINED IN THESE DRAWINGS WAS NOT PREPARED OR REVIEWED BY A REGISTERED ARCHITECT AND SHOULD NOT BE USED AS A BASIS FOR CONSTRUCTION. HAMMOND LUMBER COMPANY SUGGESTS THAT ITS CUSTOMERS SEEK THE SERVICES OF A REGISTERED ARCHITECT TO OBTAIN TECHNICAL BLUEPRINTS IF THE CUSTOMER DESIRES TO PROCEED FURTHER. DRAWINGS ARE NOT TO BE USED AS A BASIS FOR CONSTRUCTION AND HAMMOND LUMBER COMPANY DISCLAIMS ANY RESPONSIBILITY IF THEY ARE SO USED.

HOME
PLANNING CENTER
A Division of Hammond Lumber Company

**PRELIMINARY DRAWING
NOT FOR CONSTRUCTION**



CRAWLSPACE_FROST WALLS
SCALE: 1/4" = 1'-0"



2ND FLOOR
SCALE: 1/4" = 1'-0"

VINCE DOSTIE

FEDER CAMP

26 X 42 CAMP

BELGRADE, ME

08/27/20

01/07/21

17/03/2020

CA201539

3 OF 3

Hammond Lumber Company

21 LOCATIONS ACROSS MAINE

Auburn • Bangor • Bar Harbor • Belfast • Belgrade • Blue Hill • Boothbay Harbor
Brunswick • Bucksport • Calais • Camden • Cherryfield • Damariscotta • Ellsworth
Fairfield • Farmington • Greenville • Machias • Machias • Portland • Rockland • Skowhegan

WWW.HAMMONDLUMBER.COM

DRAWINGS ARE PROVIDED BY HAMMOND LUMBER COMPANY AS A SERVICE TO ITS CUSTOMERS AND ARE INTENDED FOR INFORMATIONAL AND ILLUSTRATIVE PURPOSES ONLY. THE INFORMATION PRESENTED IN THESE DRAWINGS WAS NOT PREPARED OR REVIEWED BY A REGISTERED ARCHITECT AND SHOULD NOT BE USED AS A BASIS FOR CONSTRUCTION. HAMMOND LUMBER COMPANY SUGGESTS THAT ITS CUSTOMERS SEEK THE SERVICES OF A REGISTERED ARCHITECT TO OBTAIN TECHNICAL BLUEPRINTS IF THE CUSTOMER DESIRES TO PROCEED WITH THEIR DRAWINGS. DRAWINGS ARE NOT TO BE USED AS A BASIS FOR CONSTRUCTION AND HAMMOND LUMBER COMPANY DISCLAIMS ANY RESPONSIBILITY IF THEY ARE SO USED.

From: [Richard Baker](#)
To: [Anthony Wilson](#); [George Seel](#); [Julie Morrison](#); [Sara Languet](#); [deputyclerk](#)
Subject: Feeder Site Visit and Next Action
Date: Tuesday, April 27, 2021 9:02:40 PM

EXTERNAL MESSAGE:

Anthony,

Today, George Seel, Sara Languet, Gary Fuller and I met with the Feder's consultant, Eliot Thayer, and contractor Vince Dostie at the property on Great Pond. The visit was very helpful. There is, however, one issue that we feel needs further discussion by the **full p**board. That issue pertains to building height measurement, and how we interpret the definition of "height of a structure". Once the full board debates the height measurement issue, and establishes a clear policy on structure height measurement, Mr. Thayer will be able to finalize the Feder application. Until that time, the planning board cannot make a final decision on the Feder project.

So, we would ask that the next meeting agenda not include the Feder application. Rather, we would ask that the Feder application be replaced with "Discussion and Policy Determination for the Definition of 'height of a structure'".

Only after we resolve the height matter will Mr. Thayer bring his project to the Board for final approval.

MEMORANDUM

To: Belgrade Planning Board
Fr: Rich Baker
Da: May 1, 2021
Re: Height of a Structure

At the April 20, 2021 special planning board meeting conducted by me, George Seel, and Sara Languet, we began processing an application which generated a question pertaining to the proposed structure's height. Section 15.B(2) of the shoreland zoning ordinance limits structure height to 25 feet. The proposed structure will be located on a slope, and will have an attached elevated deck. I have included a generic sketch of the situation that we are dealing with. The question that must be answered is whether structure height is measured from the ground level at the front of the deck or the front of the new camp. George, Sara and I feel that this decision should be made by the full board.

The applicant's consultant argues that the height of the structure is to be measured from the front edge of the camp foundation at ground level ("b" on the attached schematic), not the front of the deck at ground level ("a" on the attached schematic). When we suggested that the structure's height is to be measured from the deck at ground level, he sought the opinion of Colin Clark, Maine DEP's Shoreland Zoning Coordinator. Colin provided a response that supported the applicant's interpretation. Essentially, Mr. Clarke stated that the DEP has always maintained that structure height is measured from the main structure's foundation, since it was the portion that was first constructed. That position is not supported by the DEP's 2008 publication "*Maine Shoreland Zoning A Handbook for Shoreland Owners*". An illustration showing where building height is measured from, clearly shows that the height is measured from the base of the closest portion of the overall structure closest to the water (page 20 of the document). This is the same measurement location as "a" in the attached illustration.

I believe that the applicant's and Colin Clark's interpretation of "height of a structure" is not supported by the language in our ordinance. The correct interpretation can be attained from four definitions in the ordinance: "height of a structure", "structure", "accessory structure", and "principal structure". It has been the past practice of Belgrade's Planning Board that the maximum height of a structure be measured at the closest part of the structure to the lake, and it is DEP's interpretation which has changed in recent years for reasons that have not adequately been explained. For example, neither the Shoreland Zoning statute or the shoreline zoning guidelines has changed the definition of "height of a structure" to require this change in the location of where the maximum structure height is to be measured as now suggested by DEP.

If the town of Belgrade was to change its past practice and start measuring the maximum height of a structure front of the camp's foundation, it would be best to change the ordinance's definition of "height of a structure" to ensure this new requirement be implemented consistently in the future.

Height of a structure – the vertical distance between the mean original (prior to construction) grade at the **downhill side of the structure** and the highest point of the structure, excluding chimneys, steeples, antennas, and similar appurtenances that have no floor area.

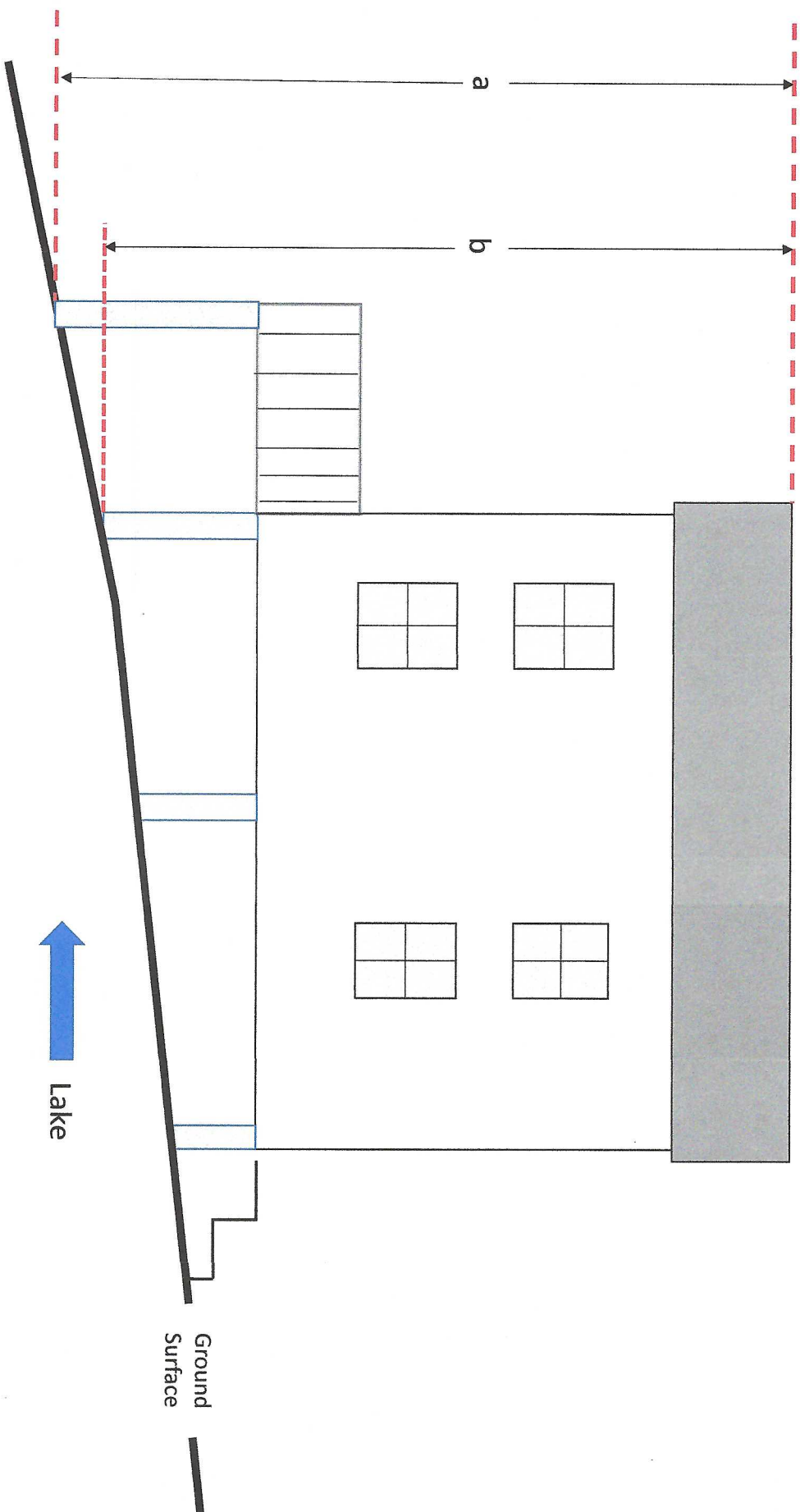
Structure – anything temporarily or permanently located, built or constructed or erected for the support, shelter or enclosure of persons, animals, goods or property of any kind or anything constructed or erected on or in the ground. The term includes structures temporarily or permanently located, such as **decks**, patios, and satellite dishes. Structure does not include fences; poles and wiring and other aerial equipment normally associated with service drops, including guy wires and guy anchors; subsurface waste water disposal systems; geothermal heat exchange wells; or wells or water wells as defined in Title 32, section 4700-E, subsection 8.

Accessory structure of use – a use or structure which is incidental and subordinate to the principal use or structure. Accessory uses, when aggregated shall not subordinate the principal use of the lot. **A deck or extension of the principal structure or a garage attached to the principal structure by a roof or a common wall is considered part of the principal structure.**

Principal Structure – a structure other than one which is used for wholly incidental or accessory to the use of another structure or use on the same lot.

I believe the above definitions support that the deck is part of the principal structure, and not an accessory structure, and that height is measured from the downhill side of the structure. There is no reference to what part of the structure was build first.

Where Measure Maximum "Height of a Structure"?



From: [Elliot Thayer](#)
To: [deputyclerk](#); [Anthony Wilson](#); [crgsnbe@yahoo.com](#); [Gary Fuller](#); [Gary Fuller](#); [George Seel](#); [Julie Morrison](#); [Peter Rushton](#); [Peter Sargent](#); [Rich Baker](#); [Sara Languet](#); [Sheila Thorne](#); [laurafeder@hotmail.com](#); [bill@dsidoors.com](#); [Matthew Morin](#)
Cc: [Mary Vogel](#); [Charlene Houle](#); [Nick Poole](#)
Subject: Feder 163 Burton Woods Road
Date: Tuesday, May 11, 2021 10:10:01 AM
Attachments: [920936 Feder Belgrade.pdf](#)

EXTERNAL MESSAGE:

Gary, as just discussed by phone, attached is Bill and Laura Feder's site plan that incorporates the height limitations – see note 5.

The new cottage will meet the height limitations, and will be the same architectural design as submitted previously, with heights adjusted to conform.

Please use the previously submitted cottage plans for concept. I think note 5 should suffice to assure compliance.

See you at the Planning Board meeting on Thursday 5.20.21.

Thank you. Elliot

Elliot B. Thayer, PE PLS

Thayer Engineering Company, Inc.

17 Hasson Street

Farmingdale, ME 04344-1613

207-582-7762 fax 582-8113 cell 441-7762 ethayer@thayereng.com

THAYER
ENGINEERING CO.



Land Surveyors
Civil Engineers
Planners

From: deputyclerk [mailto:deputyclerk@townofbelgrade.com]

Sent: Friday, April 30, 2021 12:53 PM

To: Anthony Wilson <townmanager@townofbelgrade.com>; crgsnbe@yahoo.com; Gary Fuller <ceo@townofbelgrade.com>; Gary Fuller <ceo@townofbelgrade.com>; George Seel <georgeseel@outlook.com>; Julie Morrison <planningboard@townofbelgrade.com>; Peter Rushton <perushton@gmail.com>; Peter Sargent <peterfsargent@aol.com>; Rich Baker <rpbaker11@gmail.com>; Sara Languet <slanguet@gmail.com>; Sheila Thorne <deputyclerk@gmail.com>

Cc: Shawn Grant <brightsidewoodenboat@gmail.com>; brightsidemarina@gmail.com; mycars207@gmail.com; Adam Gardner (Agardner81@yahoo.com) <agardner81@yahoo.com>; Elliot

Thayer <ethayer@thayereng.com>; Mary Vogel <townclerk@townofbelgrade.com>; Charlene Houle <Depclerk1@townofbelgrade.com>; Nick Poole <treasurer@townofbelgrade.com>

Subject: RE: Planning Board meeting agenda and background packet

Hello everyone, again...

I neglected to include supporting documents for the Commercial Application on the May 6th PB agenda. I am attaching the corrected packet for the meeting and I've updated the packet on the website.

I apologize for the confusion.

Thank you.

Sheila Thorne

Deputy Clerk

Town of Belgrade

990 Augusta Road
Belgrade, ME 04917
PH: 207-495-2258
FAX: 207-495-2742

From: deputyclerk

Sent: Friday, April 30, 2021 8:36 AM

To: Anthony Wilson <townmanager@townofbelgrade.com>; Craig Alexander <crgsnbe@yahoo.com>; Gary Fuller <ceo@townofbelgrade.com>; Gary Fuller <gfuller@townofbelgrade.com>; George Seel <georgeseel@outlook.com>; Julie Morrison <planningboard@townofbelgrade.com>; Peter Rushton <perushton@gmail.com>; Peter Sargent <peterfsargent@aol.com>; Rich Baker <rpbaker11@gmail.com>; Sara Languet <slanguet@gmail.com>; Sheila Thorne <deputyclerk@gmail.com>

Cc: Shawn Grant <brightsidewoodenboat@gmail.com>; brightsidemarina@gmail.com; mycars207@gmail.com; Adam Gardner (Agardner81@yahoo.com) <agardner81@yahoo.com>; ethayer@thayereng.com

Subject: Planning Board meeting agenda and background packet

Good morning everyone,

Attached, please find the Planning Board meeting packet for Thursday, May 6, 2021.

The meeting agenda and DRAFT meeting minutes for April 15, 2021 and the DRAFT minutes for the special meeting held on April 20, 2021 are attached to this email as well.

Peter Sargent, your copies are at the Town Office.

Paper copies of the Commercial Application are available at the Clerk's counter if you are interested in stopping in to pick one up.

The meeting will begin at 6:00 pm via Zoom.com using the following meeting code:

<https://us02web.zoom.us/j/83033101494> . You may also find the agenda and Zoom meeting link on our website at townofbelgrade.com on the *Upcoming Events* calendar.

Have a great weekend!

Sheila Thorne

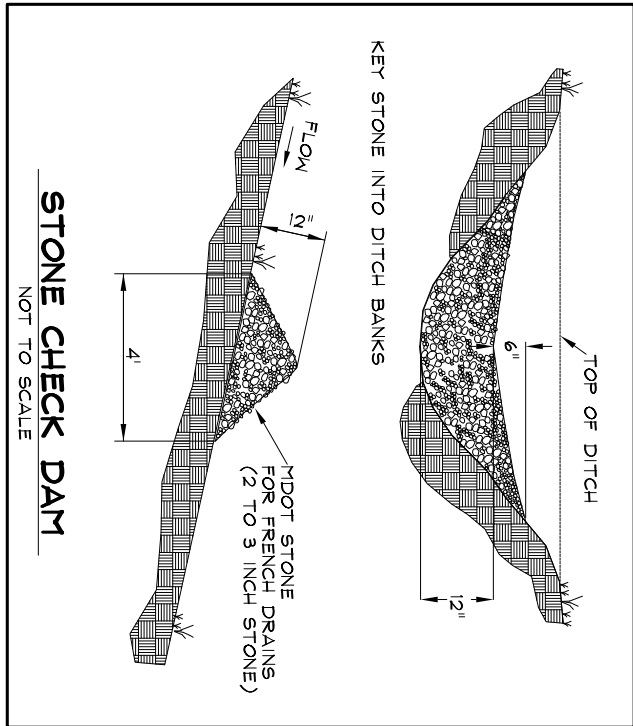
Deputy Clerk

Town of Belgrade

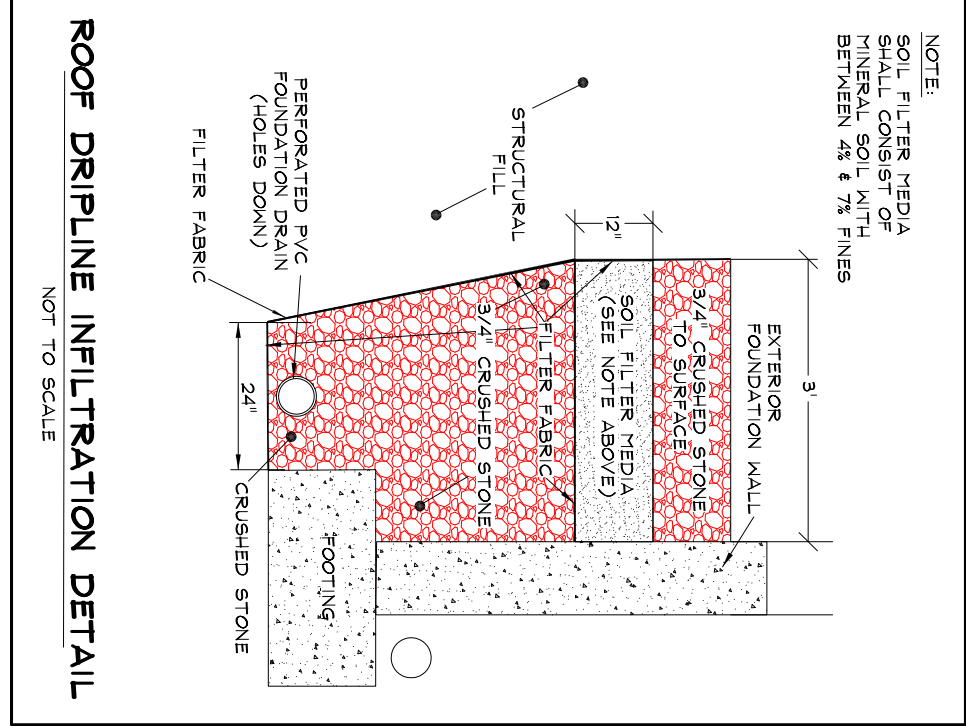
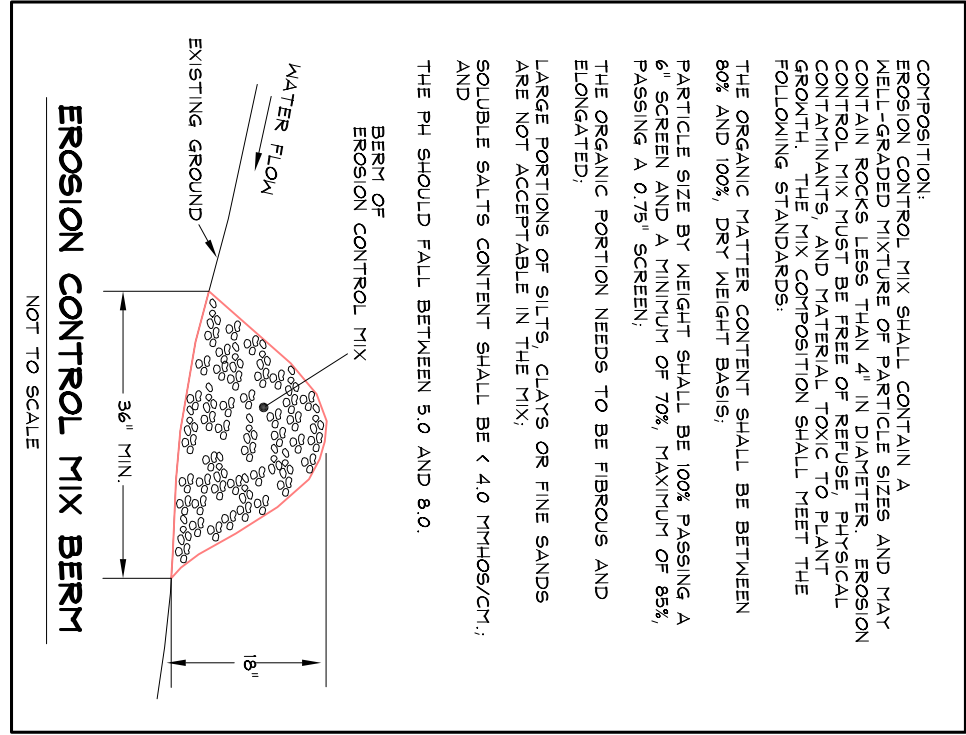
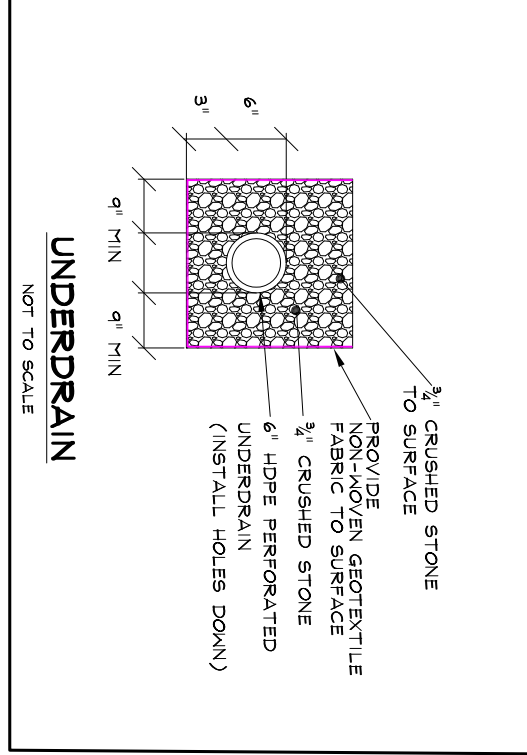
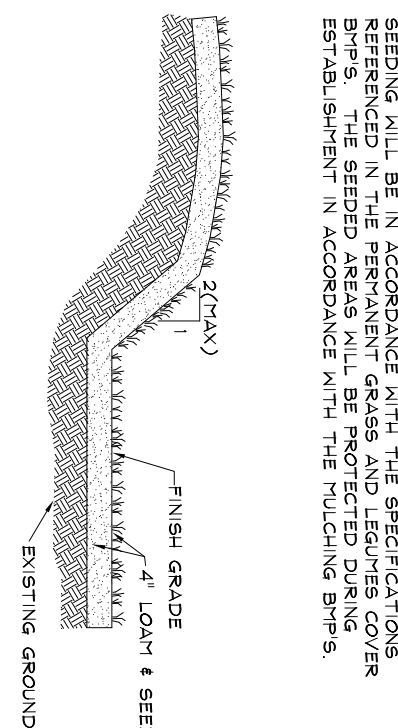
990 Augusta Road
Belgrade, ME 04917
PH: 207-495-2258
FAX: 207-495-2742

LEGEND

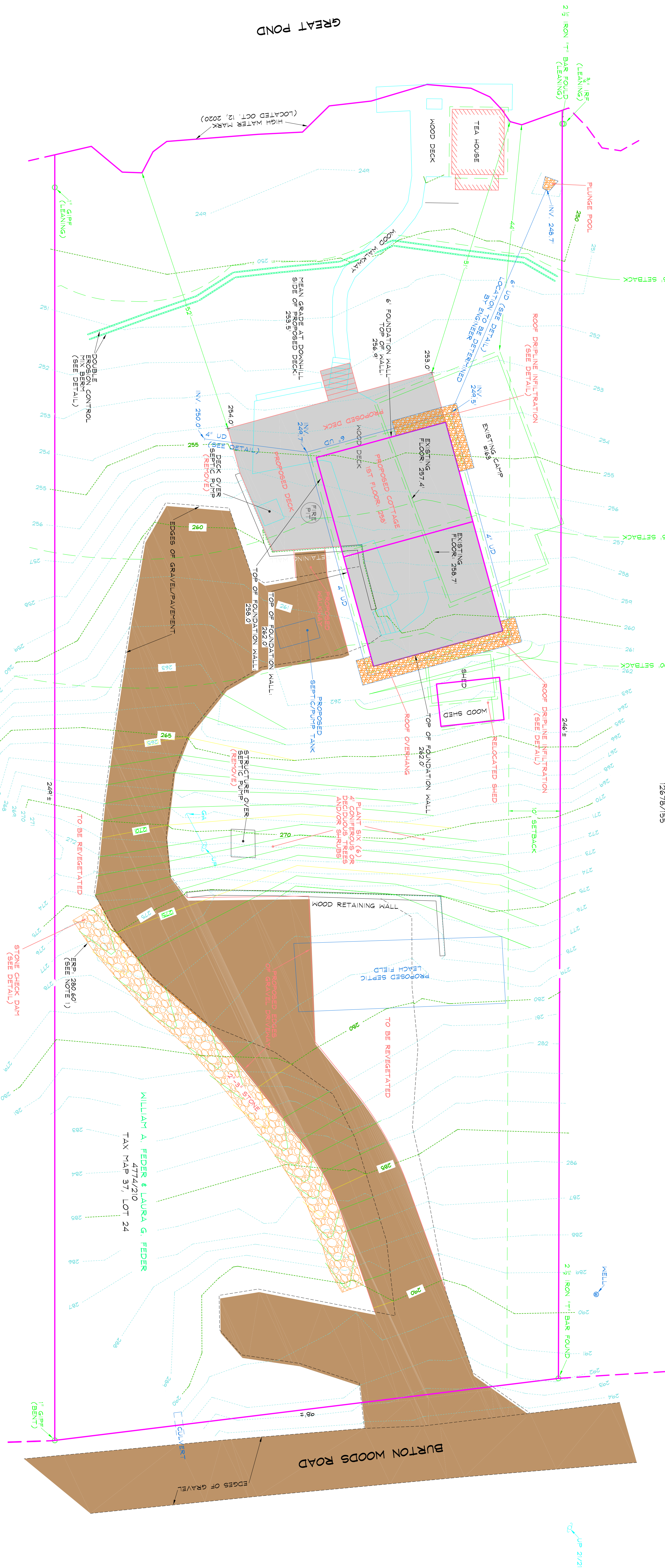
IRF	IRON ROD FOUND
GIPF	GALVANIZED IRON PIPE FOUND
R/A	RIGHT-OF-WAY
N/F	NON OR FORMERLY OF
4774/210	BOOK 4774 PAGE 210, KENNEBEC COUNTY REGISTRY OF DEEDS (FOR REFERENCE ONLY)
±	MORE OR LESS
UP 21/21	UTILITY POLE NUMBER 21/21
OU	OVERHEAD UTILITIES
GA	GUY ANCHOR
ERM	ELEVATION REFERENCE MARK (SEE NOTE 1)
260	EXISTING CONTOUR LINE ELEVATION = 260' (SEE NOTE 1)
265	PROPOSED CONTOUR LINE, ELEV. 265' (SEE NOTE 1)
HMW	HIGH WATER MARK
293.0 +	EXISTING SPOT ELEVATION 293.0 FEET (SEE NOTE 1)



TYPICAL GRASS AREA



ROSS ALLEN HALL & GENE/EVE CATES HALL
12/676/155



REVISED 5/11/2021: NOTE 5

REVISED 4/16/2021: UNDERDRAIN, NOTES
ROOF DRIPLINE INFILTRATION

THAYER

ENGINEERING COMPANY

Land Surveyors

Civil Engineers

Planners

17 Haddon Street

Farmington, Maine

04544-1613

(207)582-7762

fax (207)582-8113

thayereng.com

SITE PLAN

WILLIAM A. FEDER &
LAURA G. FEDER
163 BURTON WOODS ROAD, GREAT POND
BELGRADE, MAINE

Date: MARCH 17, 2021
Scale: 1" = 10'
Dwgn by: NTH
Proj. # 220936

MARY A. RANDALL
2219/239

EXISTING FOOTPRINT AREAS:

BETWEEN 0-25' FROM HWY	386 S.F. ±
BETWEEN 25-75' FROM HWY	1,390 S.F. ±
BETWEEN 75-100' FROM HWY	549 S.F. ±
TOTAL	2,285 S.F. ±

PROPOSED FOOTPRINT AREAS:

BETWEEN 0-25' FROM HWY	386 S.F. ±
BETWEEN 25-75' FROM HWY	1,076 S.F. ±
BETWEEN 75-100' FROM HWY	760 S.F. ±
TOTAL	2,292 S.F. ±

STATISTICS

EXISTING IMPERVIOUS AREAS
WITHIN 250' SHORELAND ZONE:

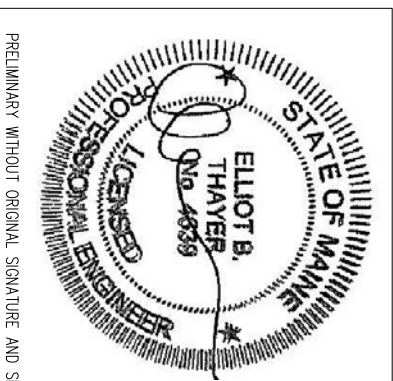
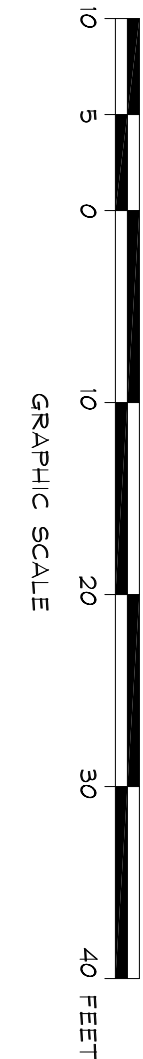
BUILDINGS (INCLUDING DECKS/STEPS)	2,456 S.F. ±
DRIVEWAY & PARKING	4,512 S.F. ±
SEPTIC TANK STRUCTURE	28 S.F. ±
TOTAL	6,993 S.F. ±

PROPOSED IMPERVIOUS AREAS
WITHIN 250' SHORELAND ZONE:

BUILDINGS (INCLUDING DECKS/STEPS)	2,455 S.F. ±
DRIVEWAY & PARKING	4,538 S.F. ±
TOTAL	6,993 S.F. ±

NOTES:

- 1) THE VERTICAL DATUM SHOWN IS BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 1988) AS DERIVED FROM MAINE DEPARTMENT OF TRANSPORTATION (DOT) CONTROL POINT "BRN3-44A AZ NKT". PROJECT ELEVATION REFERENCE POINT IS A SPIKE SET HORIZONTALLY 3.6-FEET ABOVE GROUND IN AN 7-INCH DIAMETER HEWLOCK TREE LOCATED ON THE SOUTHERLY LINE OF THE SUBJECT PROPERTY, AND SHOWN HEREON AS ERP: 280.60'. (SEE NOTE 1) ELEVATION = 280.60' NAVD 1988.
- 2) CLEARING OF TREES AND PRELIMINARY GRADING HAS BEEN STARTED FOR SEPTIC SYSTEM AND DRIVEWAY, ALL BEYOND THE 100-FOOT SETBACK FROM HIGH WATER MARK.
- 3) ALL SITE CONSTRUCTION SHALL BE IN CONFORMANCE WITH MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION "STORMWATER BEST MANAGEMENT PRACTICES".
- 4) THE SITE CONTRACTOR SHALL BE A CERTIFIED CONTRACTOR UNDER MDER RULES.
- 5) THE MAXIMUM HEIGHT OF THE PROPOSED COTTAGE ABOVE THE MEAN GRADE OF 293.5' AT THE PROPOSED DRIPLINE SHALL NOT EXCEED 25 FEET FROM 75 FEET TO 100 FEET FROM HIGH WATER MARK, AND SHALL NOT EXCEED 25 FEET FROM 75 FEET TO 100 FEET FROM HIGH WATER MARK.



Town of Belgrade

Planning Board

May 6, 2021 / 6 p.m.

This meeting was conducted online. A recording of the meeting can be viewed at:

<https://youtu.be/m77Ny3htFpE>

MINUTES

Present: Planning Board members Peter Rushton, George Seel, Rich Baker, Sara Languet, Pete Sargent, Code Enforcement Officer Gary Fuller, Mark Thibodeau, Adam Gardner, Kate Diberardino

Call to Order by Chairman Peter Rushton

1. OLD BUSINESS

A. SHORELAND APPLICATION – Applicants/Owners: Couloir Real Estate

Holdings LLC/Adam Gardner. Location: 317 Wanser Lane (Great Pond), Map

39 Lot 14. Purpose: nonconforming lot and nonconforming structure (new year-round house).

Finding of facts completed Vote of approval 3-0 (Peter Rushton and Pete Sargent abstained due to not attending original meeting.)

B. SHORELAND APPLICATION –

****Discussion and Policy Determination for the Definition of 'height of a structure'.****

Applicants/Owners: William and Laura

Feder/Elliott Thayer (Thayer Engineering). Location: 163 Burton Woods Rd

(Great Pond), Map 37 Lot 24. Purpose: nonconforming lot and nonconforming structure (demolish and replace existing residence).

Motion by George Seel to accept the rational and recommendation of Rich's memo from May 1, 2021 to continue past practices of max height, closest point to the lake and 2nd by Sara. 5-0. Rich will send a memo to Colin and call him.

C. SHORELAND APPLICATION – Applicant/Owner: Mark Thibodeau. Location:

24 Sunfish Lane (Great Pond), Map 41 Lot 9. Purpose: non-conforming lot (structure is conforming). Proposed construction or change in use: remove roof of existing garage and add another story consisting of large family room and small bath.

Finding of facts completed with following conditions:

- 1) Follow DEP's stormwater best management practices. Vote of approval 4-1-0 *Sara Languet abstained due to not being part of original discussion.
- 2) Construction and use shall not include cooking facilities.
- 3) Contingent to providing DEP Contractor number to Code Enforcement Officer.

2. NEW BUSINESS

A. COMMERCIAL APPLICATION – Applicants/Owners: Kathryn DiBerardino

(applicant)/Ladies of the Lakes (owner); Location: 11 School Street; Map 25 Lot 60.

Purpose: Renovate existing structure. Will not change square footage (2/3 of building will be residential; 1/3 building dedicated to classroom space).

Check list discussed and the following is needed:

- 1) Town tax map
- 2) Topographical map
- 3) Email information to the Fire Department
- 4) Email a waiver for Control plan and DEP certified Contractor.

The Planning Board will email application to the Fire Chief.

Parking spaces need more work so Kate Diberardino will be working with the Code Enforcement Officer regarding how many are needed and Kate will be reaching out to the church's regarding using some of their parking spaces.

B. COMMERCIAL BUSINESS ACTIVITY INQUIRY - Past and future uses of 1005

Augusta Road, currently operating as Belgrade Canoe & Kayak. Code Enforcement Officer.

Waiting for the outcome of the Tuesday meeting between Shawn, Town Manager and

3. OTHER BUSINESS

A. Consideration of meeting minutes from April 15, 2021 and April 20, 2021.

Minutes of April 15, 2021 needs more clarification on old business 2nd paragraph. Motion made by George Seel to table the minutes of April 15, 2021 pending revision, 2nd by Sara Languet. 4-0 Tabled.

Motion to pass minutes of April 20, 2021 as amended by Rich Baker, 2nd by Sara Languet 3-0. Peter Rushton and Pete Sargent abstained due to not attending the meeting.

Motion to adjourn by Sara Languet, 2nd by George Seel. Adjourned