

**Town of Belgrade  
Planning Board  
May 6, 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** – 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).

**B. 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).

**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.

**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).

**B. COMMERCIAL BUSINESS ACTIVITY INQUIRY -** Past and future uses of 1005 Augusta Road, currently operating as Belgrade Canoe & Kayak.

**3. OTHER BUSINESS**

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

**ADJOURN**

agardner81@yahoo.com

☒ Shoreland  
Certified Contractor  
Number # 798  
☐ Non Shoreland

Town of Belgrade, Maine  
APPLICATION FOR PERMIT

990 Augusta Road Belgrade Me 04917  
207-495-2258  
Application # 21-19  
Map# 39 Lot# 14  
Permit# 19

Date Logged 3/30/21 Date Rec'd by PB/CEO 25 \$ 192.00 Fee Paid Receipt# 1454

1. Applicant:  
Name Coulter Real Estate Holdings LLC  
Mailing Addr PO Box 530 Belgrade Lakes  
State/Zip ME 04918 Phone# 215-7951
2. Owner (if other than applicant):  
Name SAME  
Mailing Addr \_\_\_\_\_  
State/Zip \_\_\_\_\_ Phone# \_\_\_\_\_
3. Specific location of property 317 Wanser Lane Adam Gardner Map# 39 Lot# 14  
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: New four room house
6. Existing sewage disposal system type and capacity: New - 3 bed  
Present number of bedrooms \_\_\_\_\_; Bedrooms to be added under this application \_\_\_\_\_  
When did you purchase the property within Shoreland Zone? \_\_\_\_\_ (month/year) If after 11/6/18, attach copy of septic system inspection report documenting it is not malfunctioning.
7. Total lot area 38214; Lot area within the Shoreland Zone 21531
8. Square footage of unvegetated surface within shoreland zone including all structures, driveways, parking, walkways and patios. 3,710
9. What is the total area of cleared openings of woody vegetation (Sqft) 5,000 ft<sup>2</sup>
10. Total number of structures on the lots 1. 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 0

Proposed Structure Square Footage 1200 Foot Print Home Deck - 575

\*Required only for structures within Shoreland Zone Sept - 2144 - living -

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: \_\_\_\_\_ Signature: \_\_\_\_\_

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

TOWN USE ONLY

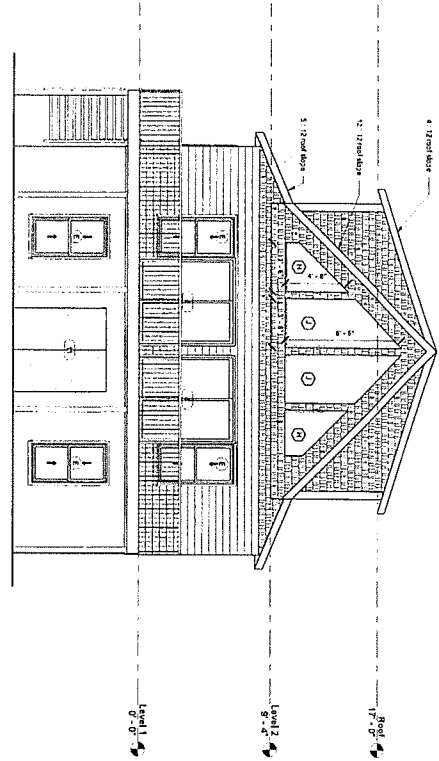
DECISION: \_\_\_\_\_ APPROVE \_\_\_\_\_ DISAPPROVED

Conditions \_\_\_\_\_

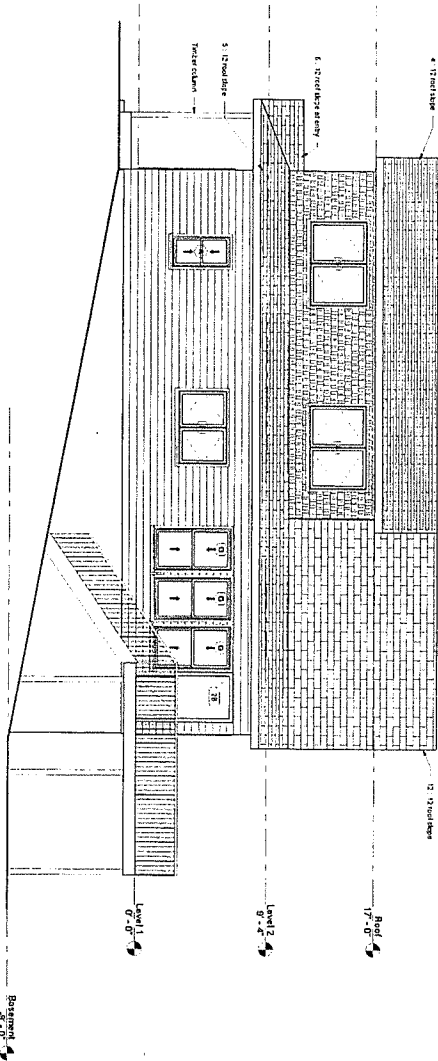
Date: \_\_\_\_\_ PB \_\_\_\_\_ CEO \_\_\_\_\_

Signatures: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



North  
7/1/22



East  
11/1/22

Rev. Log  
Date  
Revised

BOURASSA  
DESIGN & INSPECTION

Couloir  
Proposed Home  
Wanser Lane, Belgrade, Maine

PROJECT: Glass  
DATE: 11/1/22

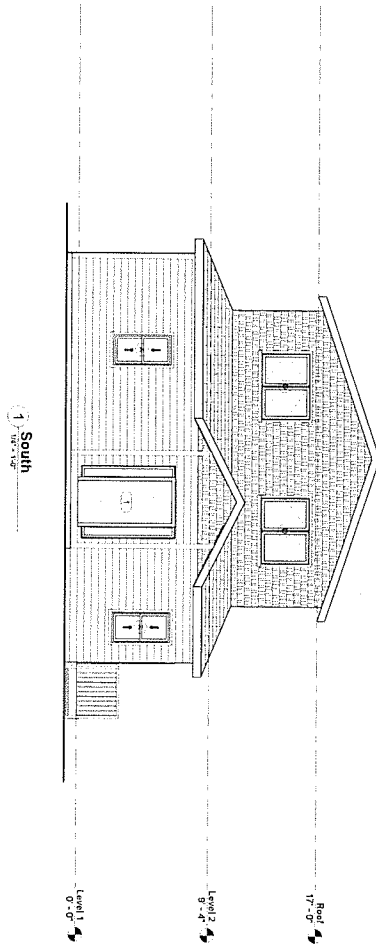
CONSTRUCTION  
DRAWINGS

Elevation

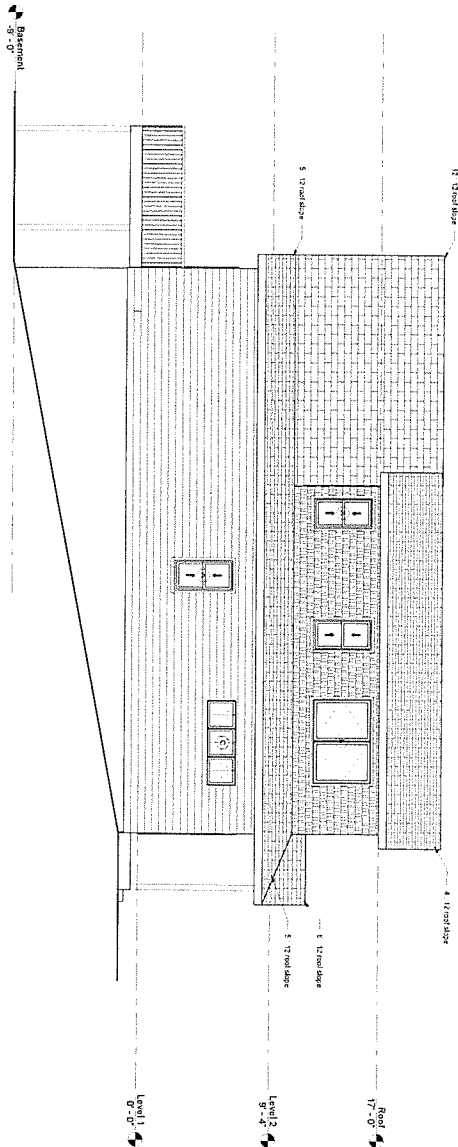
2.0







1 South  
16'-0"



2 West  
16'-0"

Rev. Log

Date: 2/22/2021

By: [Signature]

BOURASSA  
DESIGN & INSPECTION

Couloir  
Proposed Home  
Wanser Lane, Belgrade, Maine

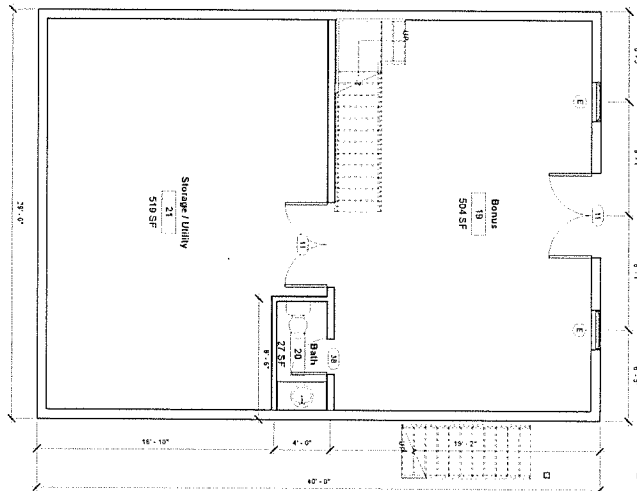
PROJECT: Glass  
DATE: 2/22/2021

CONSTRUCTION  
DRAWINGS

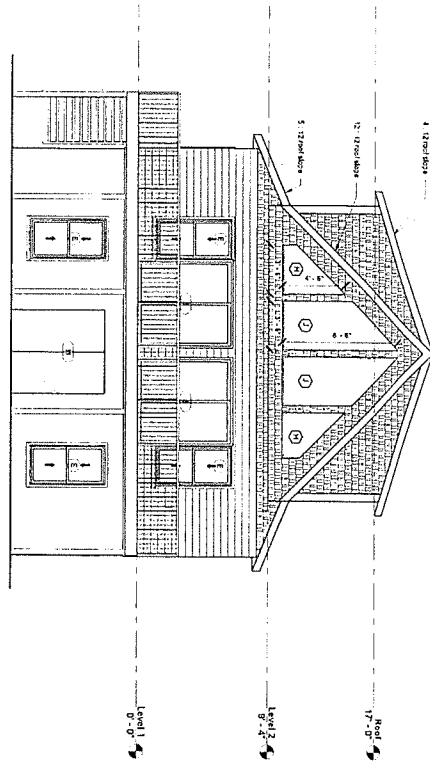
Phase: 1

2.1

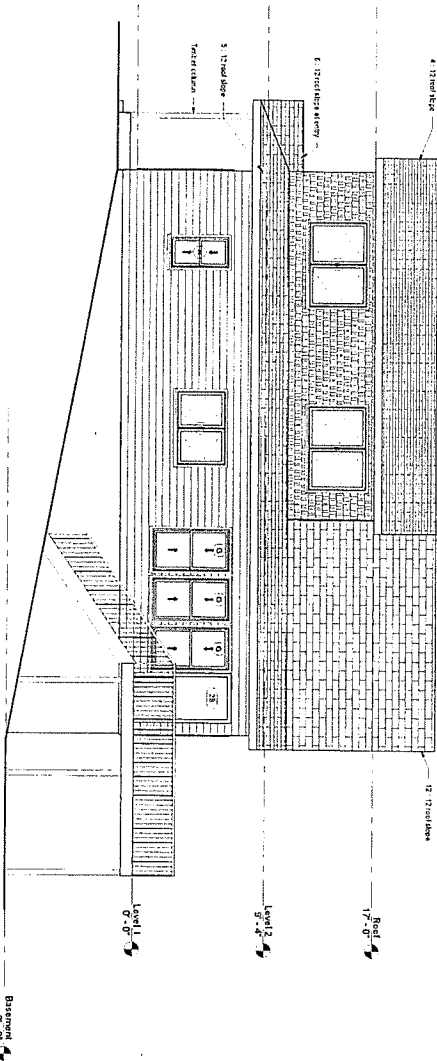
28



20



1 North  
1/4" = 1'-0"



2 East  
1/4" = 1'-0"

Rev. Log	
Rev.	Log

BOURASSA  
DESIGN & INSPECTION

Couloir  
Proposed Home  
Wanser Lane, Belgrade, Maine

PROJECT: Glass  
DATE: 4/14/2020

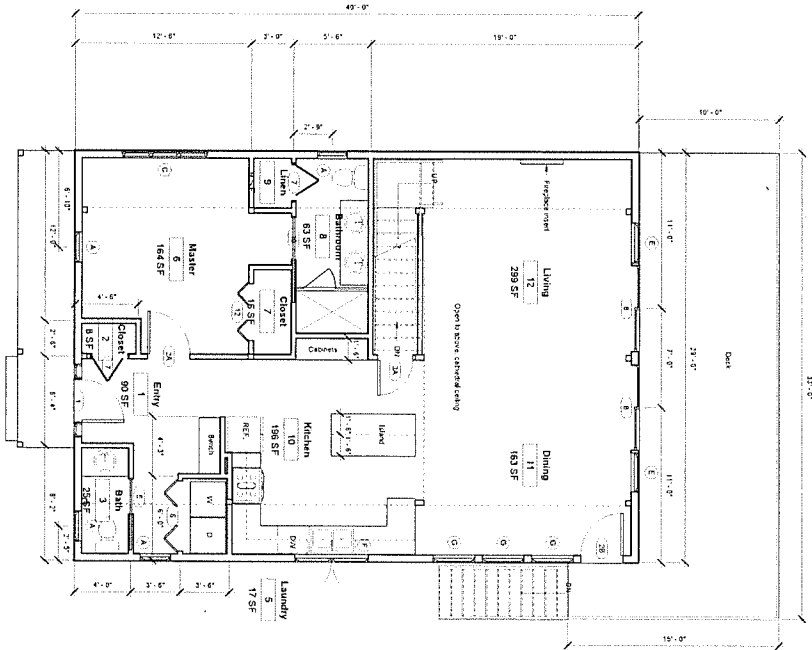
CONSTRUCTION  
DRAWINGS

Drawings

2.0

Window Schedule			
Mark	Width	Height	Count
A	2'-1 1/8"	4'-0 1/8"	6
B	5'-11 5/8"	4'-0 1/8"	3
C	5'-11 7/8"	2'-0 1/8"	1
D	4'-8 1/2"	3'-4 1/16"	2
E	2'-9 5/8"	5'-4 7/8"	4
F	2'-9 5/8"	3'-4 1/16"	1
G	2'-11 5/8"	3'-4 1/16"	3
H	3'-6"	4'-6"	2
I	3'-6"	8'-6"	2

Door Schedule			
Mark	Width	Height	Count
1	3'-0"	6'-6"	1
2A	3'-0"	6'-6"	1
2B	3'-0"	6'-6"	1
3A	2'-6"	6'-6"	3
3B	2'-6"	6'-6"	1
4	5'-0"	6'-6"	1
5	5'-0"	6'-6"	1
6	2'-6"	6'-6"	2
7	6'-0"	6'-6"	2
8	5'-0"	6'-6"	1
9	5'-0"	6'-6"	1
10	3'-0"	6'-6"	1
11	6'-6"	6'-6"	1
12	6'-6"	6'-6"	1



First Floor Plan

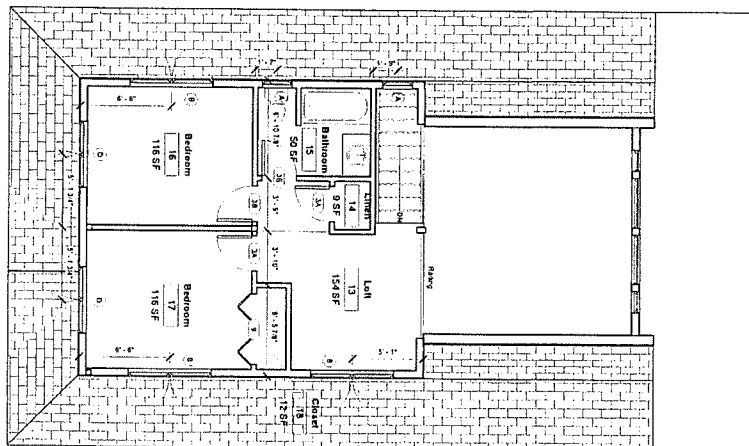
1/4" = 1'-0"



Rev. Log		BOURASSA		Couloir	
Rev.	Date	DESIGN & INSPECTION		Proposed Home	
1.0		CONSTRUCTION DRAWINGS		Wanser Lane, Belgrade, Maine	
Print Date/Rev		PROJECT: Client		DATE: 2/27/2021	

Window Schedule			
Mat	Width	Height	Count
A	2'-1 5/8"	4'-0 7/8"	6
B	5'-11 5/8"	4'-0 13/16"	3
C	4'-8 1/2"	3'-4 13/16"	2
D	2'-9 5/8"	5'-4 7/8"	4
E	5'-2 3/4"	5'-4 13/16"	1
F	2'-11 5/8"	4'-6"	2
G	3'-6"	6'-6"	2

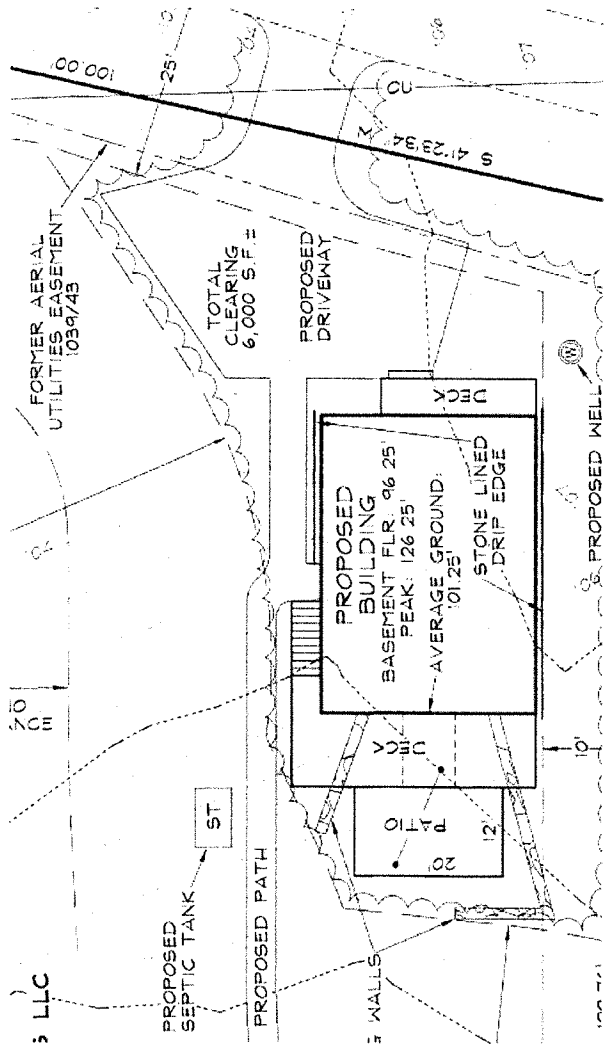
Door Schedule			
Mat	Width	Height	Count
1	3'-0"	6'-8"	1
2A	3'-0"	6'-8"	1
2B	3'-0"	6'-8"	1
3A	2'-6"	6'-8"	1
3B	2'-6"	6'-8"	1
4	5'-0"	6'-8"	1
5	2'-6"	6'-8"	2
6	5'-0"	6'-8"	1
7	2'-6"	6'-8"	2
8	5'-0"	6'-8"	1
9	3'-0"	6'-8"	1
10	4'-0"	6'-8"	1
11	4'-0"	6'-8"	1

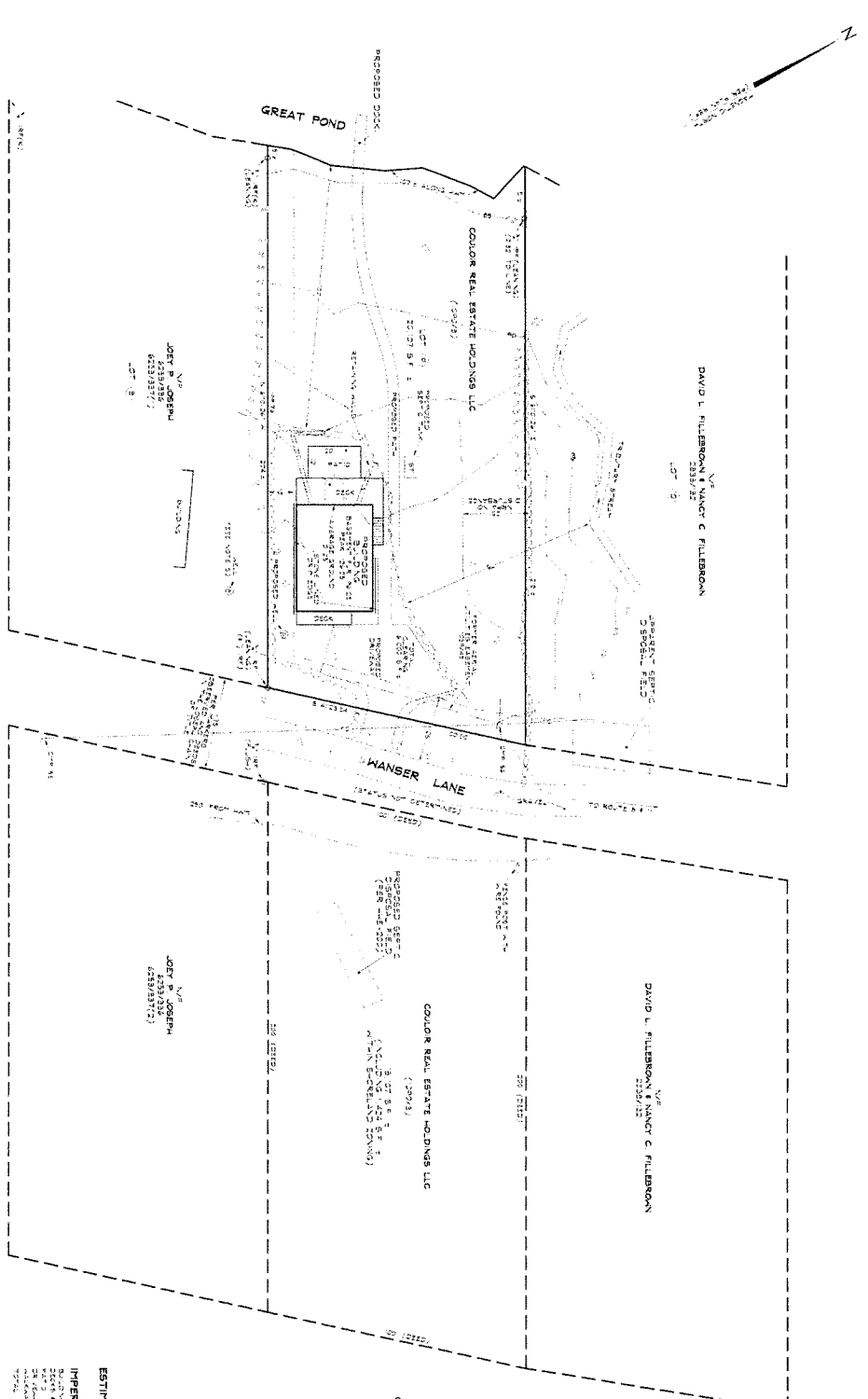


Second Floor Plan



Rev. Log		BOURASSA		Couloir	
Date		DESIGN & INSPECTION		Proposed Home	
Scale				Wanser Lane, Belgrade, Maine	
PROJECT: Glass		CONSTRUCTION		DRAWINGS	
DATE: 4/16/2022		Second Floor Plan		1.1	





**NOTES:**

- 1) THESE PLANS ARE PREPARED BY THE ARCHITECT AND SHOULD BE REVIEWED BY AN ATTORNEY.
- 2) THESE PLANS ARE PREPARED BY THE ARCHITECT AND SHOULD BE REVIEWED BY AN ATTORNEY.
- 3) THESE PLANS ARE PREPARED BY THE ARCHITECT AND SHOULD BE REVIEWED BY AN ATTORNEY.
- 4) THESE PLANS ARE PREPARED BY THE ARCHITECT AND SHOULD BE REVIEWED BY AN ATTORNEY.
- 5) THESE PLANS ARE PREPARED BY THE ARCHITECT AND SHOULD BE REVIEWED BY AN ATTORNEY.

**PLAN REFERENCE:**

THESE PLANS ARE PREPARED BY THE ARCHITECT AND SHOULD BE REVIEWED BY AN ATTORNEY.

**LEGEND**

- 1. 10' EASEMENT
- 2. 20' EASEMENT
- 3. 30' EASEMENT
- 4. 40' EASEMENT
- 5. 50' EASEMENT
- 6. 60' EASEMENT
- 7. 70' EASEMENT
- 8. 80' EASEMENT
- 9. 90' EASEMENT
- 10. 100' EASEMENT

ESTIMATED CANOPY OPENING: 6,000 S.F.

**IMPERVIOUS AREAS:**

- 1. 10' EASEMENT
- 2. 20' EASEMENT
- 3. 30' EASEMENT
- 4. 40' EASEMENT
- 5. 50' EASEMENT
- 6. 60' EASEMENT
- 7. 70' EASEMENT
- 8. 80' EASEMENT
- 9. 90' EASEMENT
- 10. 100' EASEMENT



THAYER ENGINEERING COMPANY  
1000 W. 10th St., Suite 100  
Anchorage, Alaska 99501  
Phone: (907) 551-1234  
Fax: (907) 551-1235  
Email: info@thayereng.com

COULOR REAL ESTATE HOLDINGS LLC  
317 WANSER LANE  
GREAT POND  
BELLEVILLE, MO 63713

# SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

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

## PROPERTY LOCATION

City, Town, or Plantation Belgrade  
Street or Road 317 Wausser Lane  
Subdivision, Lot # N/A

## CAUTION: LPI APPROVAL REQUIRED

Town/City Belgrade Permit # 3914  
Date Permit Issued 3/30/21 Fee: \$ 250.00 Double Fee Charged ☐  
Local Plumbing Inspector Signature May K. F... L.P.I. # 850  
Fee: \$ \_\_\_\_\_ State min fee \$ \_\_\_\_\_ Locally adopted fee \_\_\_\_\_  
Copy: ☒ Owner ☐ Town ☐ State

## OWNER/APPLICANT INFORMATION

Name (last, first, MI) Pauloir Real Estate Holdings LLC owner:  
Mailing Address of P.O. Box 530  
Owner/Applicant Belgrade Lakes, ME  
Daytime Tel. # 207-215-7951 04918

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 # \_\_\_\_\_ Lot # \_\_\_\_\_

## OWNER OR APPLICANT STATEMENT

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

Signature of Owner or Applicant 3-25-2021  
Date

## 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 \_\_\_\_\_

Local Plumbing Inspector Signature \_\_\_\_\_

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

## PERMIT INFORMATION

### TYPE OF APPLICATION

- ☒ 1. First Time System  
2. Replacement System  
Type replaced: \_\_\_\_\_  
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

1.0 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: Proposed

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

### SHORELAND ZONING

Yes ☐ No ☒

(specify)  
Current Use Seasonal Year Round ☒ Undeveloped

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

### TREATMENT TANK

- ☒ 1. Concrete  
☒ 2. Regular  
b. Low Profile  
2. Plastic  
3. Other: \_\_\_\_\_  
CAPACITY: 1,000 GAL.

### DISPOSAL FIELD TYPE & SIZE

1. Stone Bed 2. Stone Trench  
☒ 3. Proprietary Device  
a. cluster array ☒ 4. Linear  
☒ 5. regular load d. H-20 load  
4. Other: 20 Eljen units  
SIZE: 960 ☒ lin. ft.

### GARBAGE DISPOSAL UNIT

- ☒ 1. No 2. Yes 3. Maybe  
If Yes or Maybe, specify one below:  
a. multi-compartment tank  
b. \_\_\_\_\_ tanks in series  
c. increase in tank capacity  
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 3 / C  
at Observation Hole # 1  
Depth 24"  
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  
☒ 3. Required  
Specify only for engineered systems:  
DOSE: \_\_\_\_\_ gallons

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

### LATITUDE AND LONGITUDE

at center of disposal area  
Lat. 44 d 29 m 45.23 s N  
Lon. 69 d 49 m 21.18 s W  
if g.p.s., state margin of error: \_\_\_\_\_

## SITE EVALUATOR STATEMENT

I certify that on 2/24/18 (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).

Kenneth G. Stratton  
Site Evaluator Signature

Kenneth G. Stratton  
Site Evaluator Name Printed

KENNETH G. STRATTON  
LSE 157

157 SE # 3/25/21 Date of revision KGS

207-931-7418 Telephone Number ken@fernancier.com E-mail Address

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



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

Street, Road, Subdivision

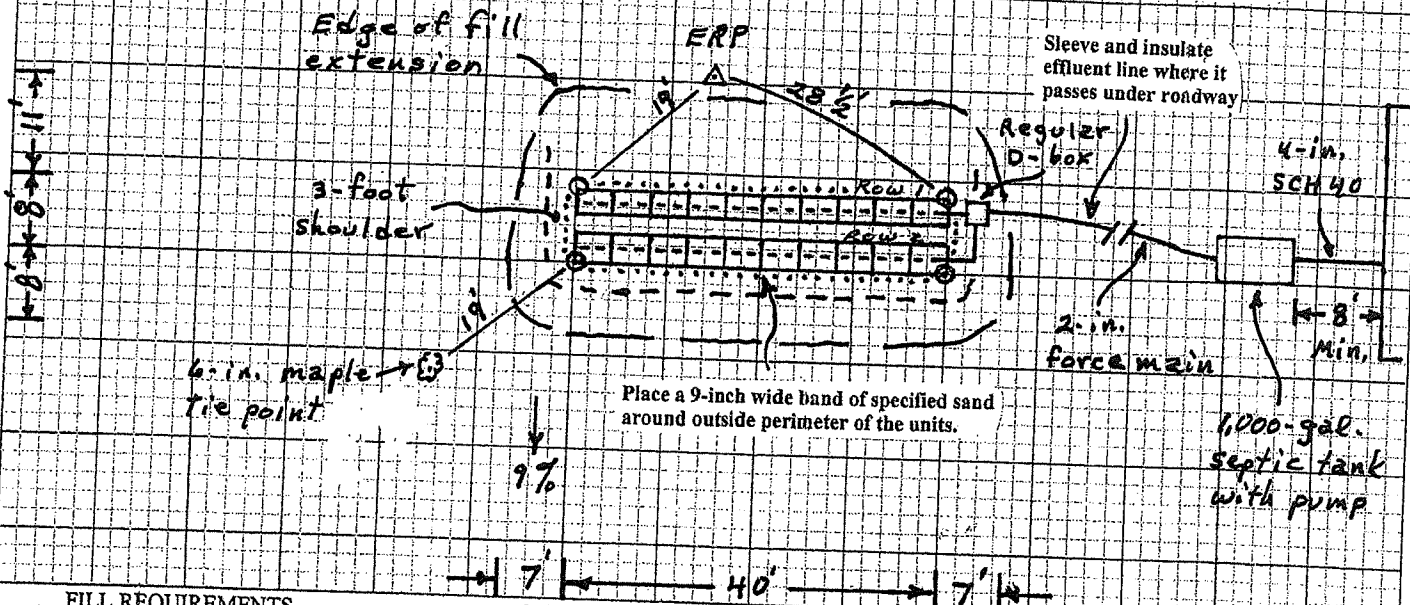
317 Wanser Lane

Owner's Name	Couloir Real Estate Holdings LLC
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SCALE: 1" = 20 FT.

**Note:** The future well should be located 100 feet from the disposal site and 50 feet from the septic tank.

Sleeve and insulate effluent line where it passes under roadway



CONSTRUCTION ELEVATIONS

Finished Grade Elevation See Attached p. 4

Top of Distribution Pipe or Proprietary Device  
Bottom of Disposal Area

ELEVATION REFERENCE POINT

Flagged nail near base of a 16-in. white birch tree located southeasterly of disposal site. Nail is about 21½" up on tree. ERP = 0"

### DISPOSAL AREA CROSS SECTION

### Scale

Horizontal 1" = 5 ft.

Vertical 1" = 5 ft.

See Attached Page 4 -  
Disposal Area Cross Section

Kenneth G. Strath

Site Evaluator Signature \_\_\_\_\_

157

SE #

3/25/21 Revised

Date \_\_\_\_\_

KGS

KGS

Page 3 of 14

HHE-200 Rev. 8/01

**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

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## **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.

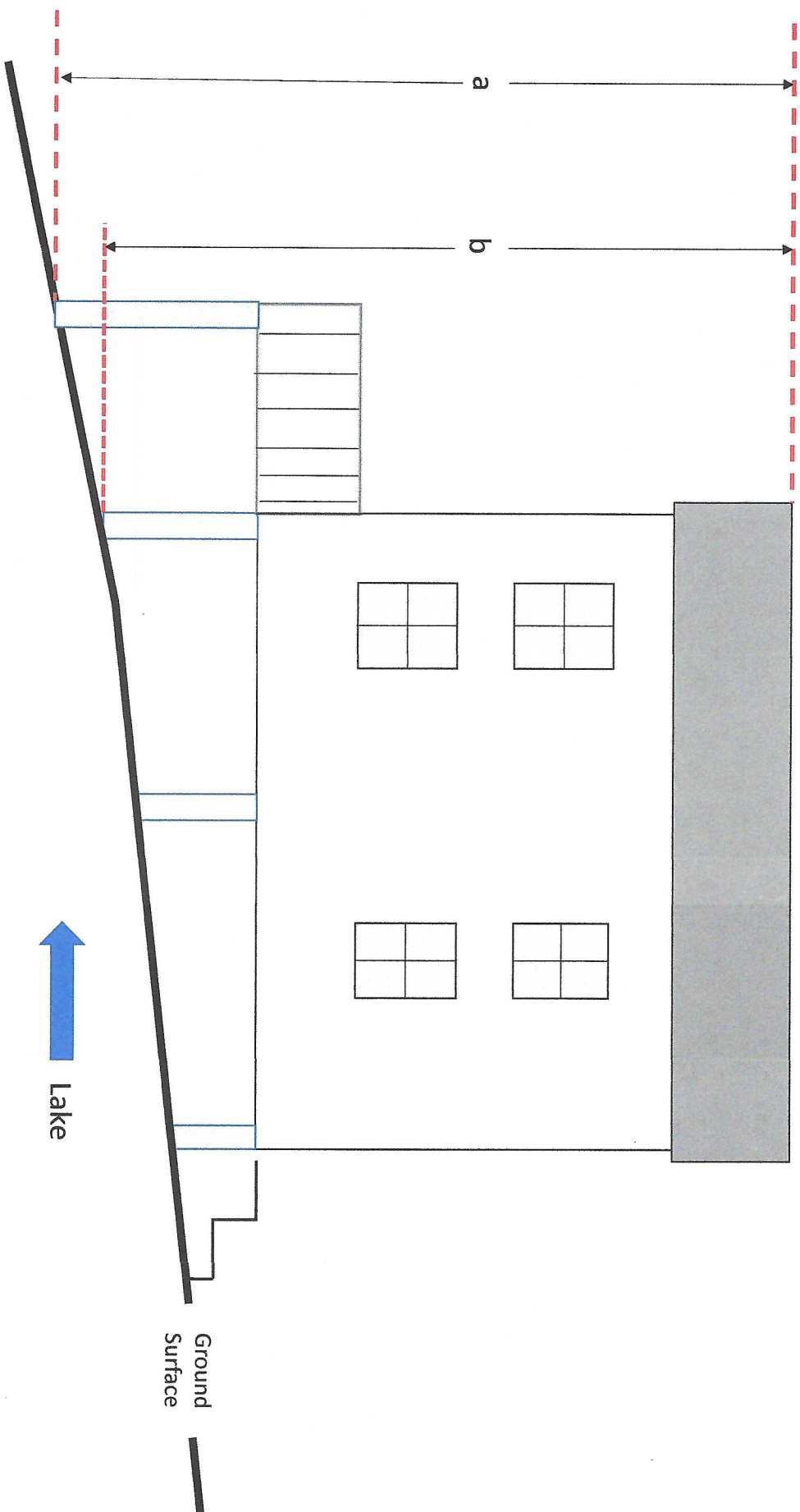
Structure – anything temporarily or permanently located, built or constructed or erected for the support, shelter or enclosure of persons, animals, goods or property of any kind or anything constructed or erected on or in the ground. The term includes structures temporarily or permanently located, such 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"?



# Revised

☒ Shoreland  
Certified Contractor  
Number # \_\_\_\_\_  
☐ Non Shoreland

## Town of Belgrade, Maine APPLICATION FOR PERMIT

990 Augusta Road Belgrade Me 04917

Application # 21-3 207-495-2258

Map# 41 Lot# 209

Permit# 3

Date Logged 1/20/21 Date Rec'd by PB/CEO SS.32 Pd \$ \_\_\_\_\_ Fee Paid Receipt# 307

1. Applicant:

Name Mark Thibodeau  
Mailing Addr 127 Clinton Ave. Winslow  
State/Zip ME 04901 Phone# 649-4804

2. Owner (if other than applicant):

Name Donald Krueger  
Mailing Addr 9 Agueduct Ct.  
State/Zip Maryland 20854 Phone# \_\_\_\_\_

3. Specific location of property 24 Sunfish Lane Map# \_\_\_\_\_ Lot# \_\_\_\_\_

Name of Lake/Pond/Stream (if applicable) \_\_\_\_\_

4. Current use of property (check all that apply)

☒ Residential/Recreational; \_\_\_\_\_ Individual Private Campsite; \_\_\_\_\_ Commercial; \_\_\_\_\_ Industrial; \_\_\_\_\_ Other

5. Proposed construction or change in use: Remove roof of existing garage and add another story consisting of large Family Room and Small Bath

6. Existing sewage disposal system type and capacity: Designed for 3 bedrooms

Present number of bedrooms 2; Bedrooms to be added under this application 0

When did you purchase the property within Shoreland Zone? \_\_\_\_\_ (month/year) If after 11/6/18, attach copy of septic system inspection report documenting it is not malfunctioning.

7. Total lot area 15,000; Lot area within the Shoreland Zone 15,000

8. Square footage of unvegetated surface within shoreland zone including all structures, driveways, parking, walkways and patios. 3500

9. What is the total area of cleared openings of woody vegetation (Sqft) 12,000

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 672 garage

Proposed Structure Square Footage 672 2<sup>nd</sup> Floor

\*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: Mark Thibodeau 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: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

☒ Shoreland  
Certified Contractor  
Number # \_\_\_\_\_  
☐ Non Shoreland

Town of Belgrade, Maine  
**APPLICATION FOR PERMIT**

990 Augusta Road Belgrade Me 04917  
207-495-2258  
Application # 21-3  
Map# 41 Lot# 009  
Permit# 3

Date Logged 1/20/21 Date Rec'd by PB/CEO \_\_\_\_\_

35.32 Fee Paid 4 Receipt# 307

1. Applicant:  
Name Mark Thibodeau  
Mailing Addr 127 Clinton Ave. Winslow  
State/Zip ME 04901 Phone# 649-4804
2. Owner (if other than applicant):  
Name Donald Krueger  
Mailing Addr 9 Aqueduct Ct.  
State/Zip Maryland 20854 Phone# \_\_\_\_\_
3. Specific location of property 24 Sunfish Lane Map# 41 Lot# 009  
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: Remove roof of existing garage and add another story consisting of large Family Room and small Bath
6. Existing sewage disposal system type and capacity: Designed for 3 bedrooms  
Present number of bedrooms 2; Bedrooms to be added under this application 0  
When did you purchase the property within Shoreland Zone? \_\_\_\_\_ (month/year) If after 11/6/18, attach copy of septic system inspection report documenting it is not malfunctioning.
7. Total lot area 75 x 200; Lot area within the Shoreland Zone \_\_\_\_\_
8. Square footage of unvegetated surface within shoreland zone including all structures, driveways, parking, walkways and patios. 2200
9. What is the total area of cleared openings of woody vegetation (Sqft) 12,000
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 672 garage  
Proposed Structure Square Footage + 672 = 1344

\*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: Mark Thibodeau

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: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



## deputyclerk

---

**From:** Petter Rushton <perushton@roadrunner.com>  
**Sent:** Wednesday, March 3, 2021 7:36 PM  
**To:** Anthony Wilson; crgsnbe@yahoo.com; Gary Fuller; 'George Seel'; Julie Morrison; 'Mac Stocco'; peterfsargent@aol.com; marsbake@roadrunner.com; deputyclerk  
**Subject:** RE: side-view drawing for Thibodeau/Krueger application

EXTERNAL MESSAGE:

Good evening all,

Thank you for the side view drawing indicating the proposed height of the structure. I was also reviewing the application.

Please ask the applicant to be prepared to answer questions about information still needed. I examined on the sketch drawing but didn't see some important items. I may have overlooked something but based on the PDF we received from the Secretary of the Planning Board on 2/27/2021 at 10:39 AM I'd like to know the following:

1. Where is the lake on the sketch drawing?
2. How far is the garage from the lake?

And on the application what are the values for item 7 (total lot area - has 75 x 200 but no total, and lot area within the Shoreland Zone - is null)?

Thanks,

Peter

-----Original Message-----

**From:** Anthony Wilson <townmanager@townofbelgrade.com>  
**Sent:** Tuesday, March 2, 2021 9:36 AM  
**To:** crgsnbe@yahoo.com; Gary Fuller <ceo@townofbelgrade.com>; George Seel <georgeseel@outlook.com>; Julie Morrison <planningboard@townofbelgrade.com>; Mac Stocco <macstocco@yahoo.com>; perushton@roadrunner.com; peterfsargent@aol.com; marsbake@roadrunner.com; deputyclerk <deputyclerk@townofbelgrade.com>  
**Subject:** side-view drawing for Thibodeau/Krueger application

Planning Board, per George's request, here's the side view drawing for the SLZO application on your Thursday agenda. It shows a peak height of 25 feet.

Please let us know if there's any more info you guys would like us to birddog for you.

Anthony Wilson  
Town Manager  
Town of Belgrade

Office: 207-495-2258  
Cell: 207-592-6031

Town Office



Each square equals 5

Lake 75'

High Water Mark

lake water line

Camp

24

Electrical line

100'

Pump house  
shed

16  
16

12

12

Tank  
pump

Vegetated Area

Vegetated Area

20'

Proposed Sewer  
line

Septic

100'

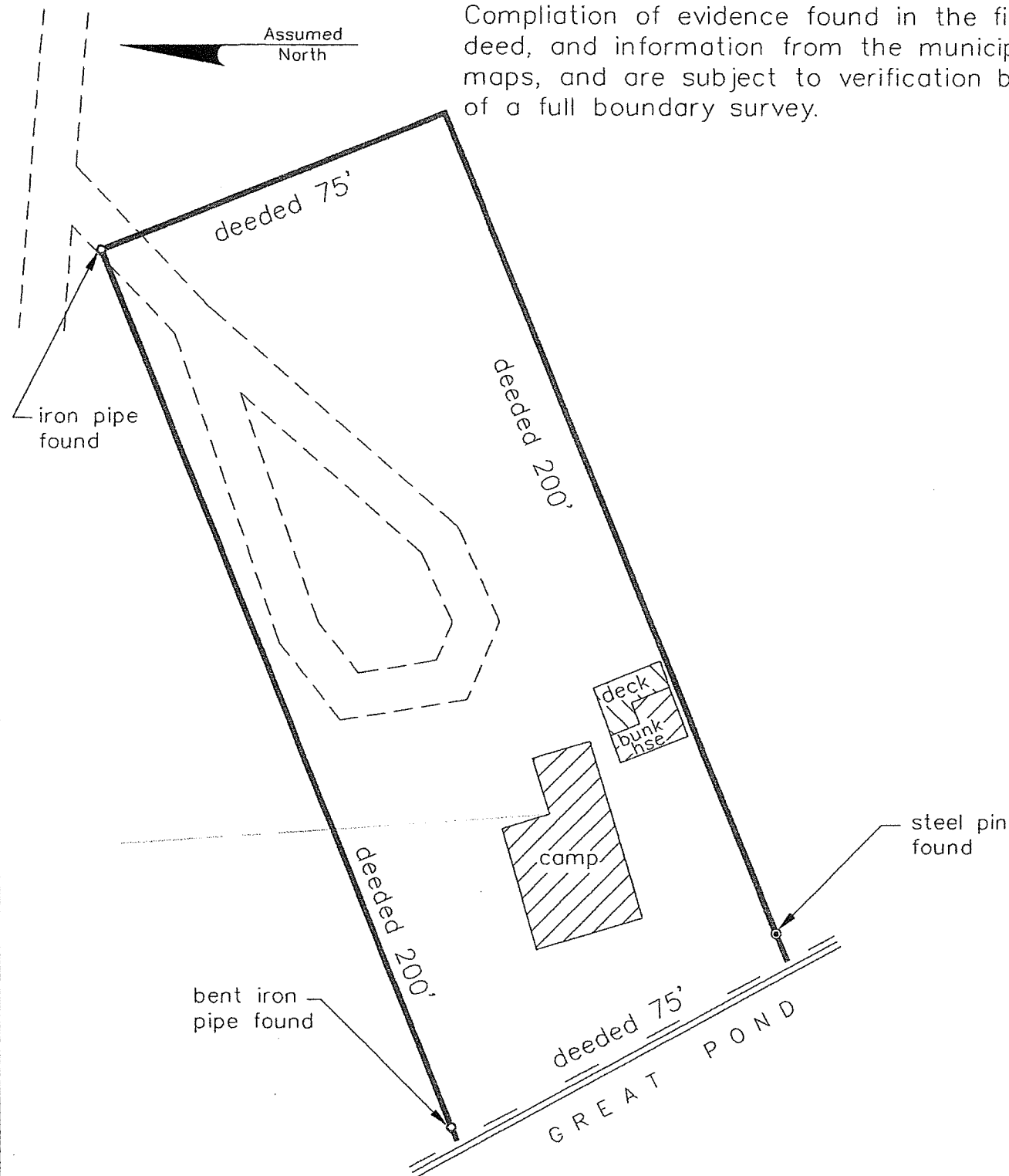
28

24

Existing  
24 x 28  
Garage

Driveway

Lot lines depicted on this sketch are from a Compilation of evidence found in the field, the deed, and information from the municipal tax maps, and are subject to verification by means of a full boundary survey.



## MORTGAGE LOAN INSPECTION for: W. Donald & E. Michelle Krueger

Located at: off the Horsepoint Road  
Belgrade, Kennebec County, Maine

Lender: Peoples Heritage Savings Bank  
Title Insurer: First American Title  
Insurance Company

DEED Ref: Book 2612 Page 210 recorded in  
the Kennebec County Registry of Deeds

Inspected by: Campbell Land Surveys  
P.O. Box 465 Norridgewock, Maine 04957  
phone: 634-4778 fax: 634-3624

Scale: 1"=30'

Date: 8/31/01

Job# 8090

### THIS IS NOT A BOUNDARY SURVEY.

Should a more accurate determination of this property be  
needed, a full boundary survey is recommended.  
Use of this inspection for any additional purpose other than  
its intended use is not authorized.

FLOOD INSURANCE NOTE: By graphic plotting only.  
This residence appears to fall within the 100 year  
flood zone of the Flood Insurance Rate map, Community  
Panel # 230232 0005 B effective date: 1/16/87

Measurements indicate that the principal &  
auxiliary structures met the requirements of  
the municipal setback requirements at the  
time of construction.

*B. J. Krueger*

# SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Maine Department of Human Services  
Division of Health Engineering, 11  
(207) 287-5672 Fax (207) 287-

## PROPERTY LOCATION

City, Town, or Plantation Belgrade  
Street or Road Sunfish Ln #6 H-3  
Subdivision, Lot # Horse Point Rd. 1-03-28

BELGRADE

PERMIT # 2515

APPLICANTS COPY

W <

Date Permit Issued: 8/14/03

Local Plumbing Inspector Signature

L.P.I. # 8510

☐ Double Fee Charged

## OWNER/APPLICANT INFORMATION

Name (last, first, MI) Kneeger, Donald ☒ Owner ☐ Applicant  
Mailing Address of Owner/Applicant 7 Aqueduct Ct. Potomac, MD 20854  
Daytime Tel. # 301-340-2333

THE WORK SPECIFIED IN THIS APPLICATION IS HEREBY AUTHORIZED TO BE INSTALLED IN ACCORDANCE WITH THE RULES. THIS PERMIT EXPIRES AFTER TWO YEARS FROM DATE ISSUED UNLESS WORK HAS COMMENCED.

## 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.

D. Donald Kneeger 8-14-03  
Signature of Owner or Applicant Date

Municipal Tax Map # \_\_\_\_\_ Lot # \_\_\_\_\_

## 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

Local Plumbing Inspector Signature

(2nd) date approved

## PERMIT INFORMATION

### TYPE OF APPLICATION

- ☐ 1. First Time System  
☒ 2. Replacement System  
Type replaced: \_\_\_\_\_  
Year installed: \_\_\_\_\_  
☐ 3. Expanded System  
☐ a. Minor Expansion  
☐ b. Major Expansion  
☐ 4. Experimental System  
☐ 5. Seasonal Conversion

### THIS APPLICATION REQUIRES

- ☐ 1. No Rule Variance  
☐ 2. First Time System Variance  
☐ a. Local Plumbing Inspector Approval  
☐ b. State & Local Plumbing Inspector Approval  
☒ 3. Replacement System Variance  
☒ a. Local Plumbing Inspector Approval  
☐ b. State & Local Plumbing Inspector Approval  
☐ 4. Minimum Lot Size Variance  
☐ 5. Seasonal Conversion Permit

### DISPOSAL SYSTEM COMPONENTS

- ☒ 1. Complete Non-engineered System  
☐ 2. Primitive System (graywater & alt. toilet)  
☐ 3. Alternative Toilet, specify: \_\_\_\_\_  
☐ 4. Non-engineered Treatment Tank (only)  
☐ 5. Holding Tank, \_\_\_\_\_ gallons  
☐ 6. Non-engineered Disposal Field (only)  
☐ 7. Separated Laundry System  
☐ 8. Complete Engineered System (2000 gpd or more)  
☐ 9. Engineered Treatment Tank (only)  
☐ 10. Engineered Disposal Field (only)  
☐ 11. Pre-treatment, specify: \_\_\_\_\_  
☐ 12. Miscellaneous Components

### SIZE OF PROPERTY

15,000 X 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: \_\_\_\_\_  
(specify)  
Current Use ☐ Seasonal ☐ Year Round ☐ Undeveloped

### TYPE OF WATER SUPPLY

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

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

### TREATMENT TANK

- ☒ 1. Concrete with pump  
☒ 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 ☐ c. Linear  
☒ b. regular load ☐ d. H-20 load  
☐ 4. Other: \_\_\_\_\_  
SIZE: 12x32 X sq. ft. ☐ lin. ft.

### GARBAGE DISPOSAL UNIT

- ☒ 1. No ☐ 2. Yes ☐ 3. Maybe  
If Yes or Maybe, specify one below:  
☐ a. multi-compartment tank  
☐ b. \_\_\_\_\_ tanks in series  
☐ c. increase in tank capacity  
☐ d. Filter on Tank Outlet

### DESIGN FLOW

- 270 gallons per day  
BASED ON:  
☐ 1. Table 501.1 (dwelling unit(s))  
☐ 2. Table 501.2 (other facilities)  
SHOW CALCULATIONS  
— for other facilities —

### SOIL DATA & DESIGN CLASS

PROFILE CONDITION DESIGN  
5, D, 1, 3  
at Observation Hole # TP  
Depth 12"  
of Most Limiting Soil Factor

### DISPOSAL FIELD SIZING

- ☐ 1. Small—2.0 sq. ft. / gpd  
☒ 2. Medium—2.6 sq. ft. / gpd  
☐ 3. Medium—Large 3.3 sq. ft. / gpd  
☐ 4. Large—4.1 sq. ft. / gpd  
☐ 5. Extra Large—5.0 sq. ft. / gpd

### EFFLUENT/EJECTOR PUMP

- ☐ 1. Not Required  
☐ 2. May Be Required  
☒ 3. Required  
Specify only for engineered systems:  
DOSE: 30 gallons

- ☐ 3. Section 503.0 (meter readings)  
ATTACH WATER METER DATA

## SITE EVALUATOR STATEMENT

I certify that on 6/8/03 (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

SE #

Date

Site Evaluator Name Printed

Telephone Number

E-mail Address

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

# SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

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

Town, City, Plantation

Street, Road, Subdivision

Owner's Name

Belgrade

House Point Rd. Sunfish Ln (H-3)

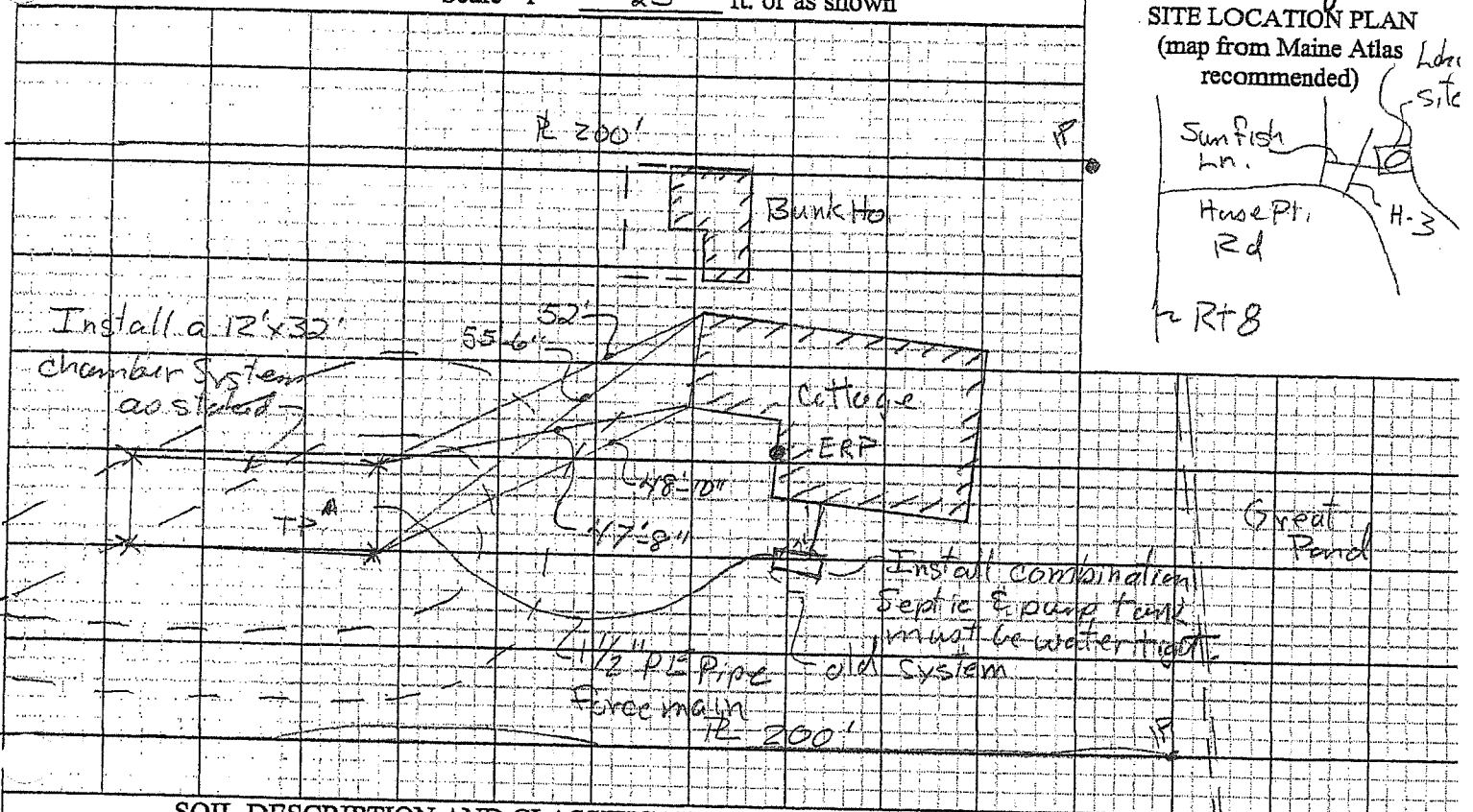
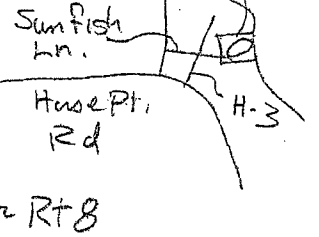
Donald Krueger

SITE PLAN

Scale 1" = 25' ft. or as shown

SITE LOCATION PLAN

(map from Maine Atlas & Guide recommended)



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

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

Texture	Consistency	Color	Mottling
0 Sand	loose	Brn	
10 Expand		Olive An	
20		gray	standing water 12"
30			
40			
50			

Soil Classification <u>5</u> <u>D</u> file Condition	Slope <u>0</u> %	Limiting Factor <u>12</u> "	<input checked="" type="checkbox"/> Ground Water <input type="checkbox"/> Restrictive Layer <input type="checkbox"/> Bedrock <input type="checkbox"/> Pit Depth
--	---------------------	--------------------------------	--

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

Texture	Consistency	Color	Mottling
0			
10			
20			
30			
40			
50			

Soil Classification <u>    </u> <u>    </u> Profile Condition	Slope <u>    </u> %	Limiting Factor <u>    </u> "	<input type="checkbox"/> Ground Water <input type="checkbox"/> Restrictive Layer <input type="checkbox"/> Bedrock <input type="checkbox"/> Pit Depth
---	------------------------	----------------------------------	---

Albert E. Holsman  
Site Evaluator Signature

046  
SE #

6/8/03  
Date



# SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

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

Town, City, Plantation

Street, Road, Subdivision

Owner's Name

Belgrade

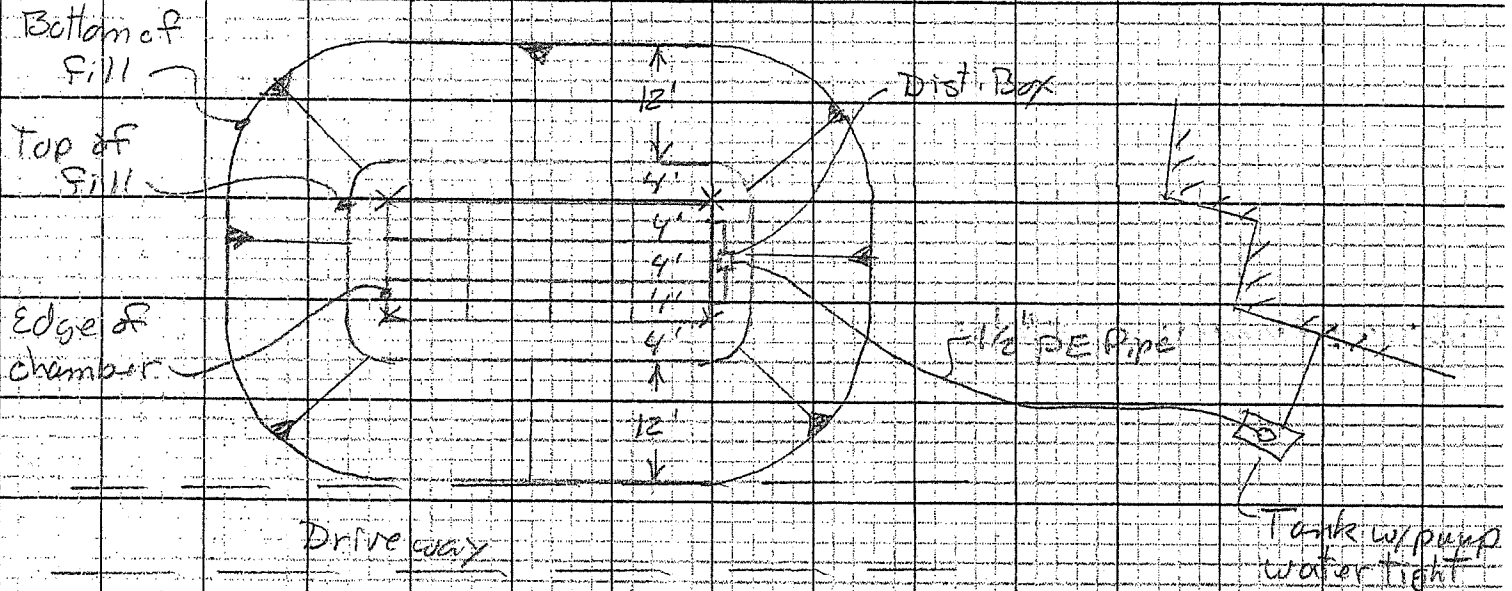
Horse Point Rd.

H-3

Donald Krueger

## SUBSURFACE WASTEWATER DISPOSAL PLAN

SCALE: 1" = 20 FT.



Install 12x32 chamber  
system in a cluster  
of 12 type L units (3x4)

### FILL REQUIREMENTS

### CONSTRUCTION ELEVATIONS

### ELEVATION REFERENCE POINT

Depth of Fill (Upslope) 34"  
Depth of Fill (Downslope) 34"

Finished Grade Elevation -18"  
Top of Distribution Pipe or Proprietary Device -30"  
Bottom of Disposal Area -43"

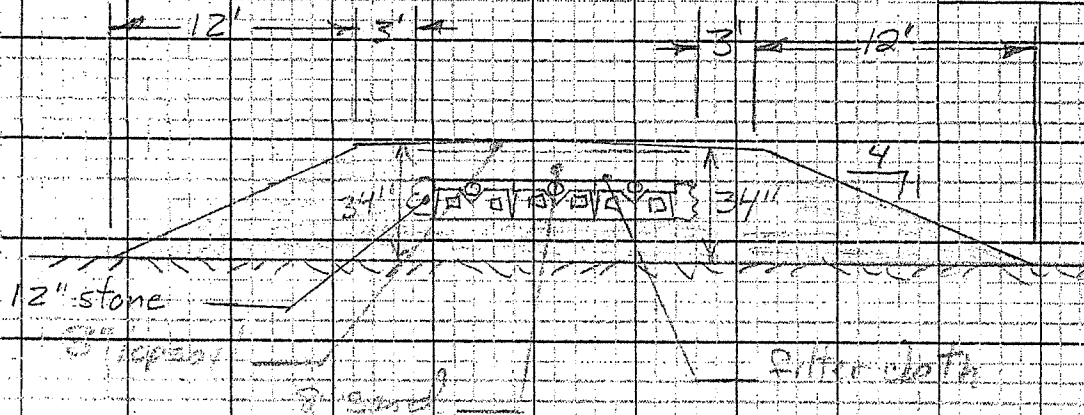
Location & Description: Bottom of  
electronic meter on cottage  
Reference Elevation: 0"

### DISPOSAL AREA CROSS SECTION

Scale

Horizontal 1" = 10 ft.

Vertical 1" = 5 ft.



Albert E. Hadschew  
Site Evaluator Signature

046  
SE #

6/8/03  
Date

W. Donald and E. Michelle Krueger  
7 Aqueduct Court  
Potomac, MD 20854

January 27, 2021

Mr. Mark Thibodeau  
Thibodeau Construction  
127 Clinton Avenue  
Winslow, ME 04901

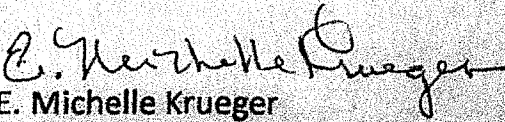
Re: 24 Sunfish Lane  
Belgrade, ME 04917


Dear Mark,

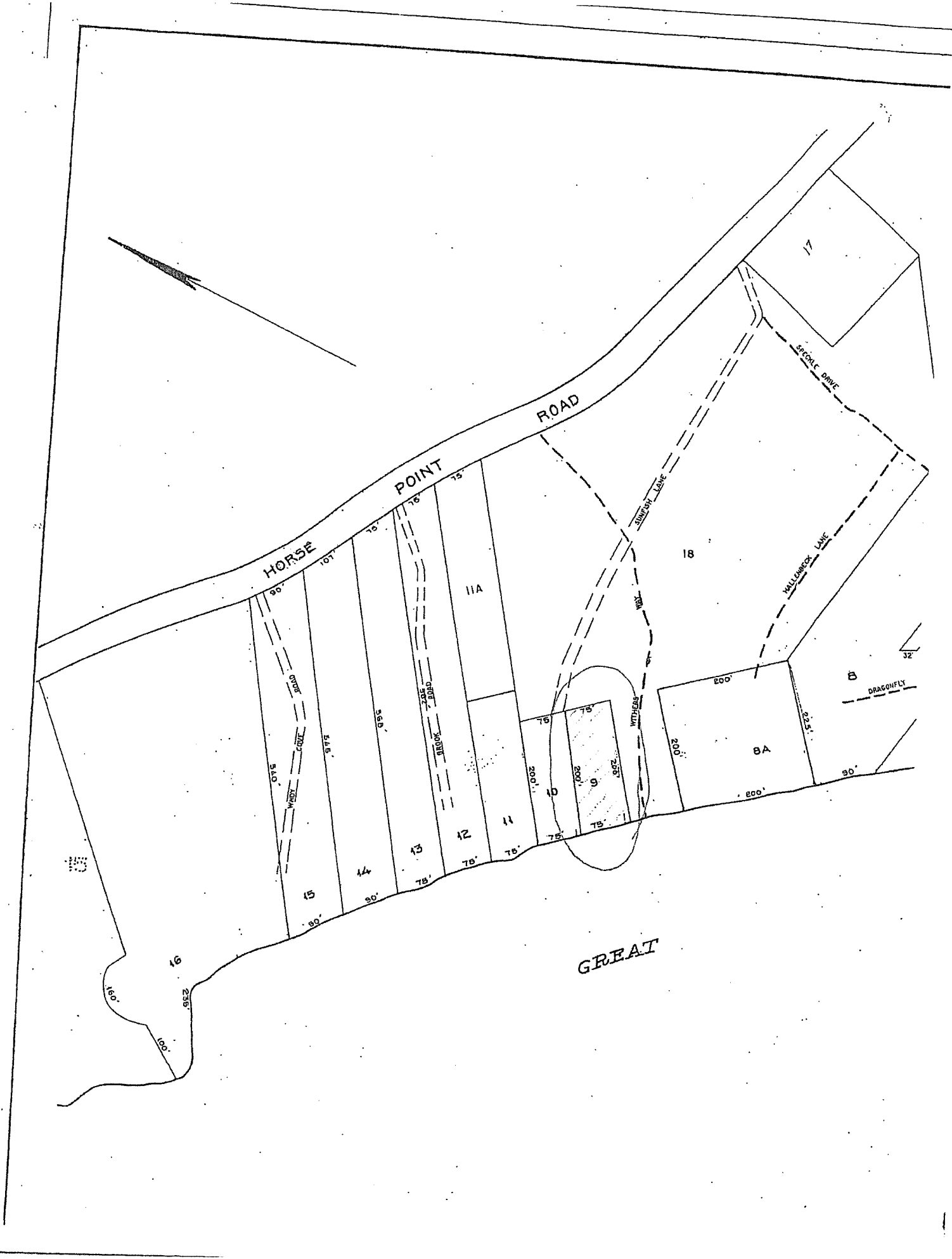
We authorize you to apply for a building permit to raise the roof and install a second level in the garage that exists on the above referenced property in Belgrade, ME 04917. In addition, we authorize you to supervise the construction of this project.

Thank you for your attention to this matter. If you need any additional information from us, please contact us.

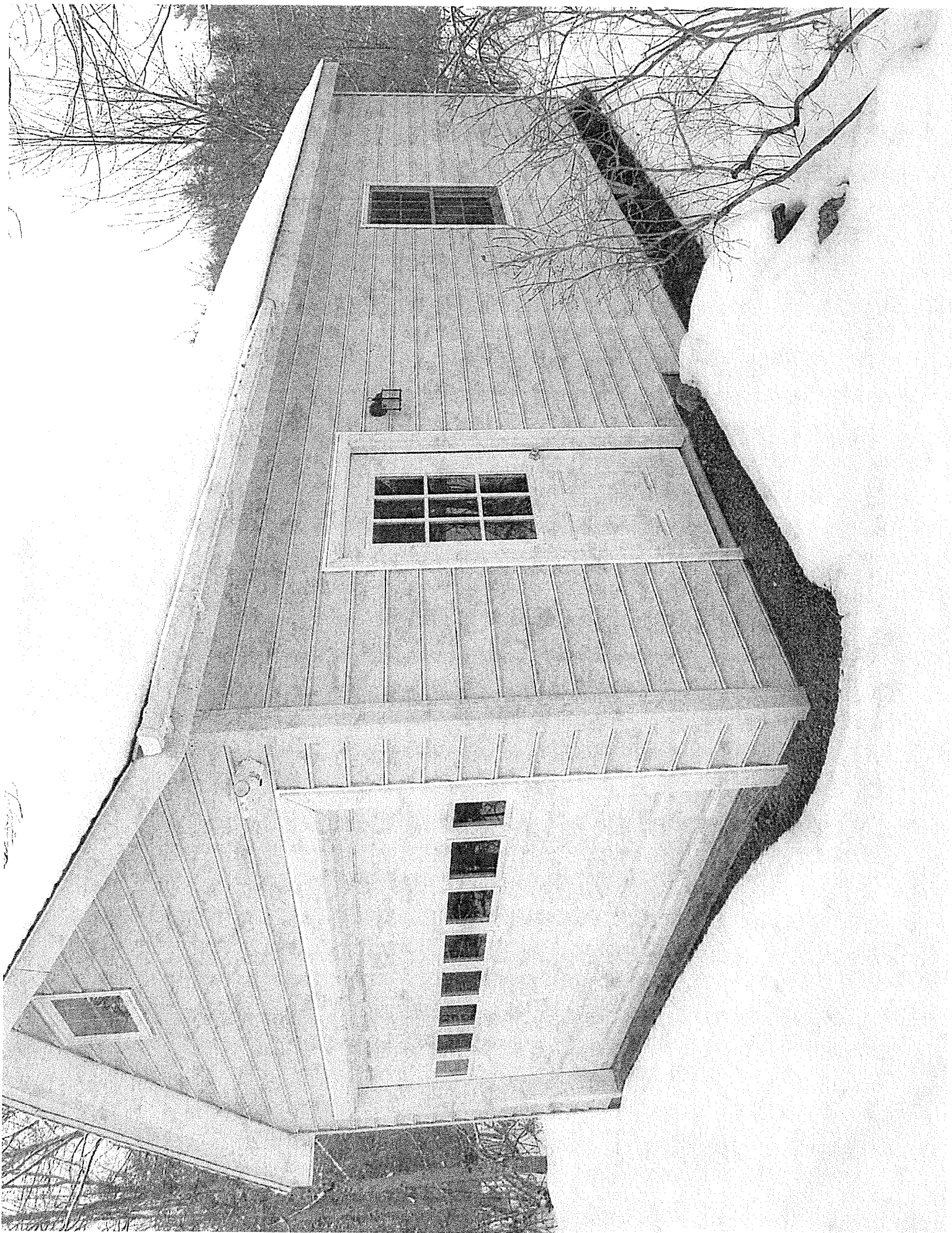
Sincerely,

  
E. Michelle Krueger

  
W. Donald Krueger

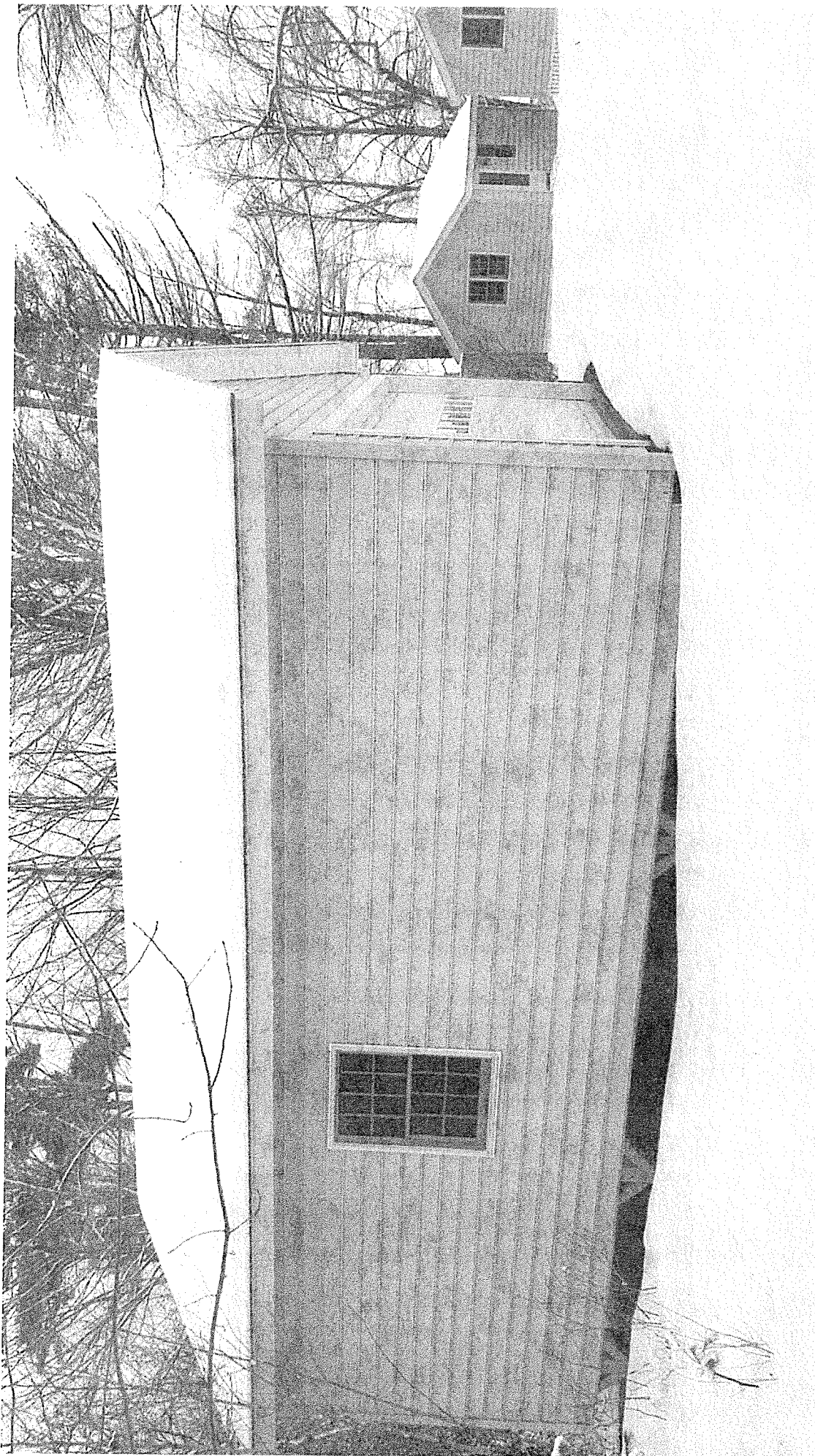












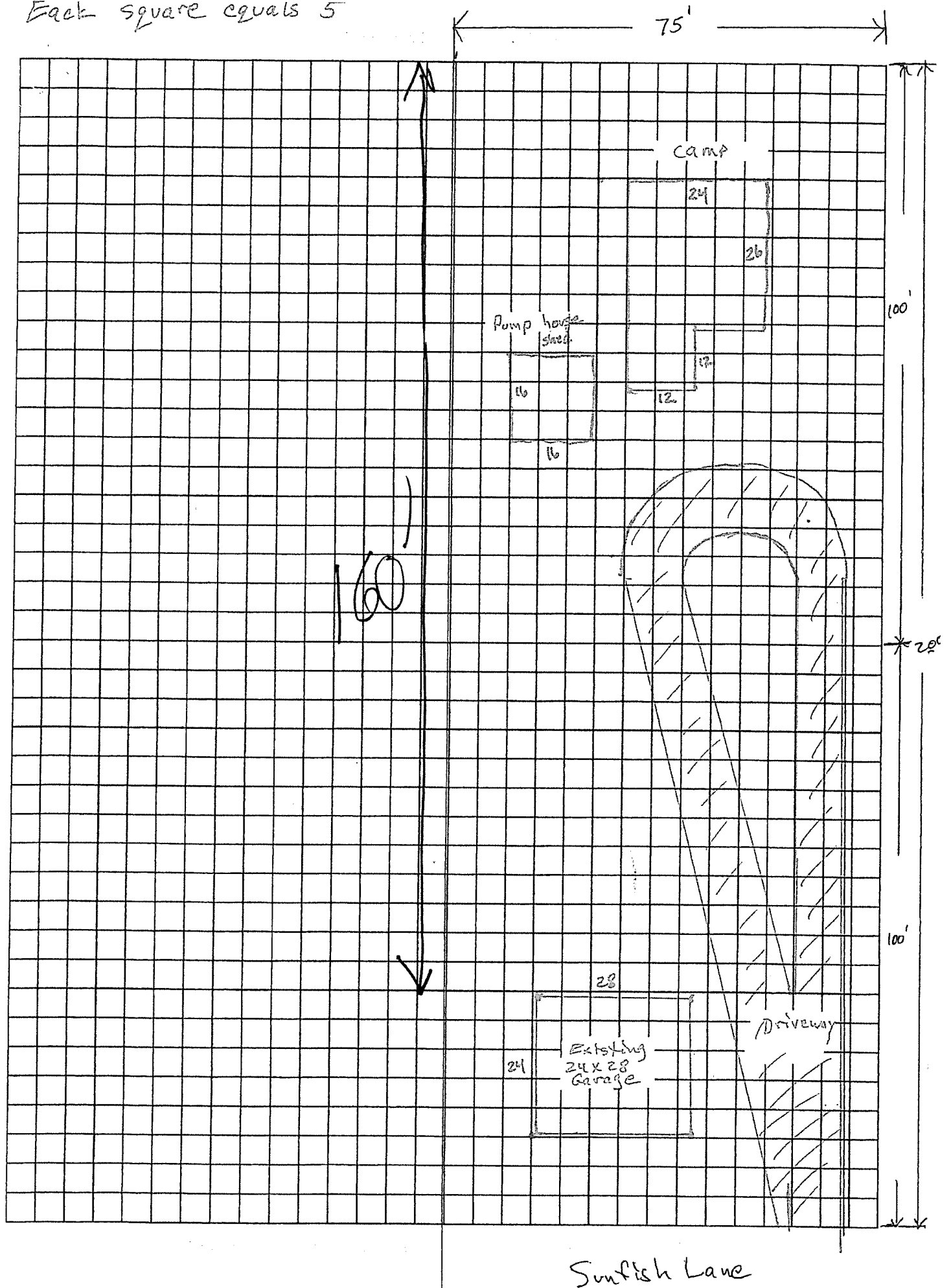




Don Krueger Camp



Each square equals 5



☒ Shoreland  
Certified Contractor  
Number # \_\_\_\_\_  
☐ Non Shoreland

Town of Belgrade, Maine  
APPLICATION FOR PERMIT

990 Augusta Road Belgrade Me 04917  
207-495-2258  
Application # 21-3  
Map# 41 Lot# 009  
Permit# 3

Date Logged 1/20/21 Date Rec'd by PB/CEO \_\_\_\_\_ \$ 55.32 Fee Paid Receipt# 307

1. Applicant:  
Name Mark Thibodeau  
Mailing Addr 127 Clinton Ave. Winslow  
State/Zip ME 04901 Phone# 649-4804
2. Owner (if other than applicant):  
Name Donald Krueger  
Mailing Addr 9 Agueduct Ct.  
State/Zip Maryland 20854 Phone# \_\_\_\_\_
3. Specific location of property 24 Sunfish Lane Map# 41 Lot# 009  
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: Remove roof of existing garage and add another story consisting of large Family Room and small Bath
6. Existing sewage disposal system type and capacity: Designed for 3 bedrooms  
Present number of bedrooms 2; Bedrooms to be added under this application 0  
When did you purchase the property within Shoreland Zone? \_\_\_\_\_ (month/year) If after 11/6/18, attach copy of septic system inspection report documenting it is not malfunctioning.
7. Total lot area 75 x 200; Lot area within the Shoreland Zone \_\_\_\_\_
8. Square footage of unvegetated surface within shoreland zone including all structures, driveways, parking, walkways and patios. 2200
9. What is the total area of cleared openings of woody vegetation (Sqft) 12,000
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 672 garage  
Proposed Structure Square Footage + 672 = 1344

\*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: Mark Thibodeau 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: \_\_\_\_\_

Each square equals 5

1/8" Quad Rule Graph Paper

75'

100'

200'

100'

Pump house  
shed

Camp

26

24

12

12

16

16

28

24

Existing  
24 x 28  
Garage

Driveway



W. Donald and E. Michelle Krueger  
7 Aqueduct Court  
Potomac, MD 20854

January 27, 2021

Mr. Mark Thibodeau  
Thibodeau Construction  
127 Clinton Avenue  
Winslow, ME 04901

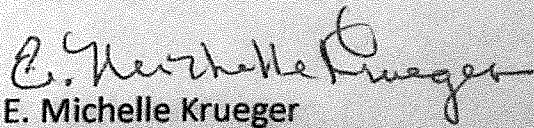
Re: 24 Sunfish Lane  
Belgrade, ME 04917


Dear Mark,

We authorize you to apply for a building permit to raise the roof and install a second level in the garage that exists on the above referenced property in Belgrade, ME 04917. In addition, we authorize you to supervise the construction of this project.

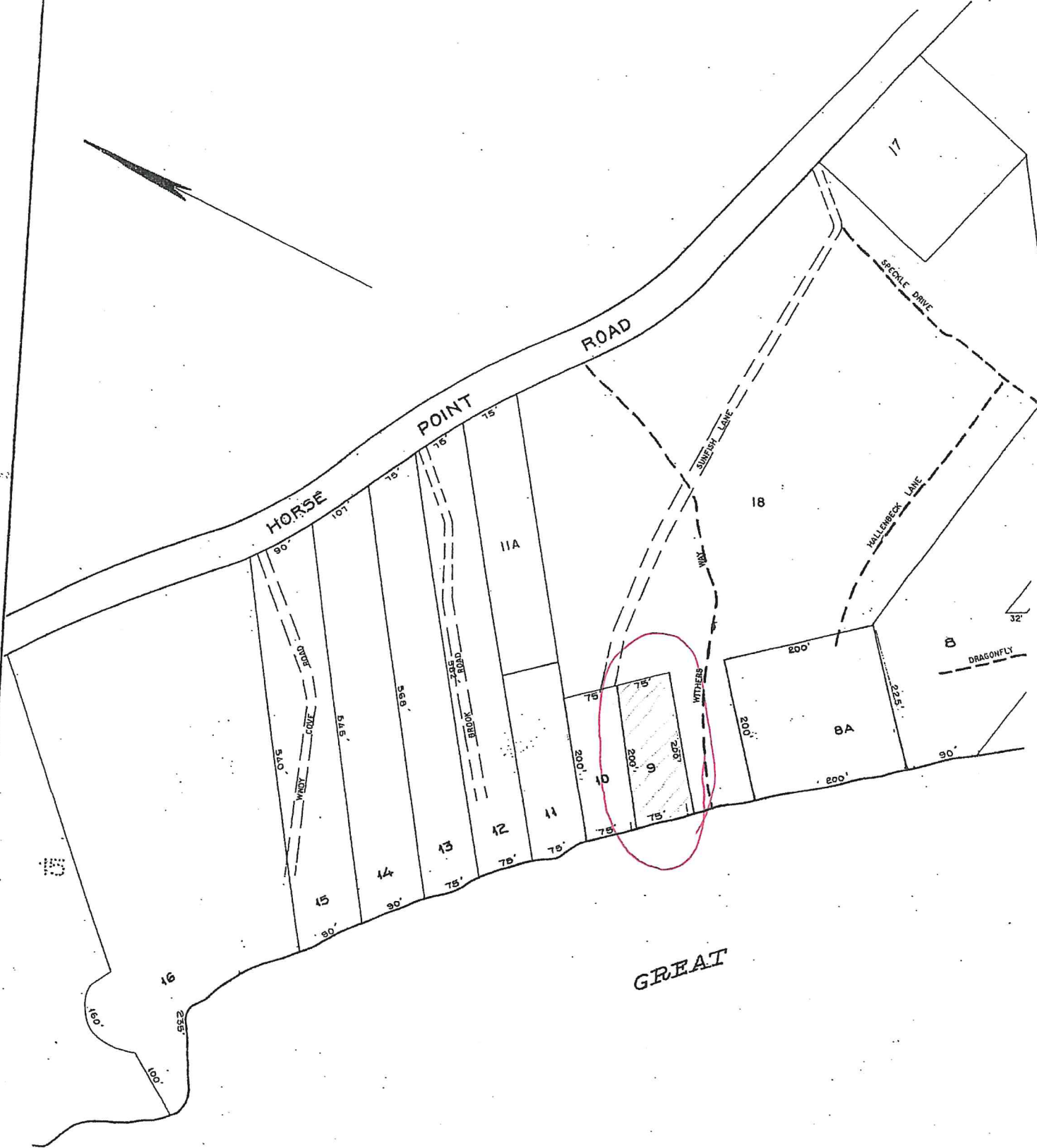
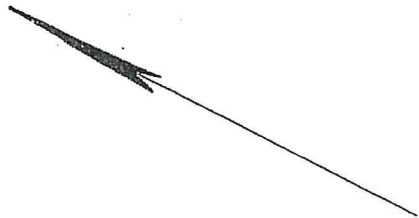
Thank you for your attention to this matter. If you need any additional information from us, please contact us.

Sincerely,

  
E. Michelle Krueger

  
W. Donald Krueger





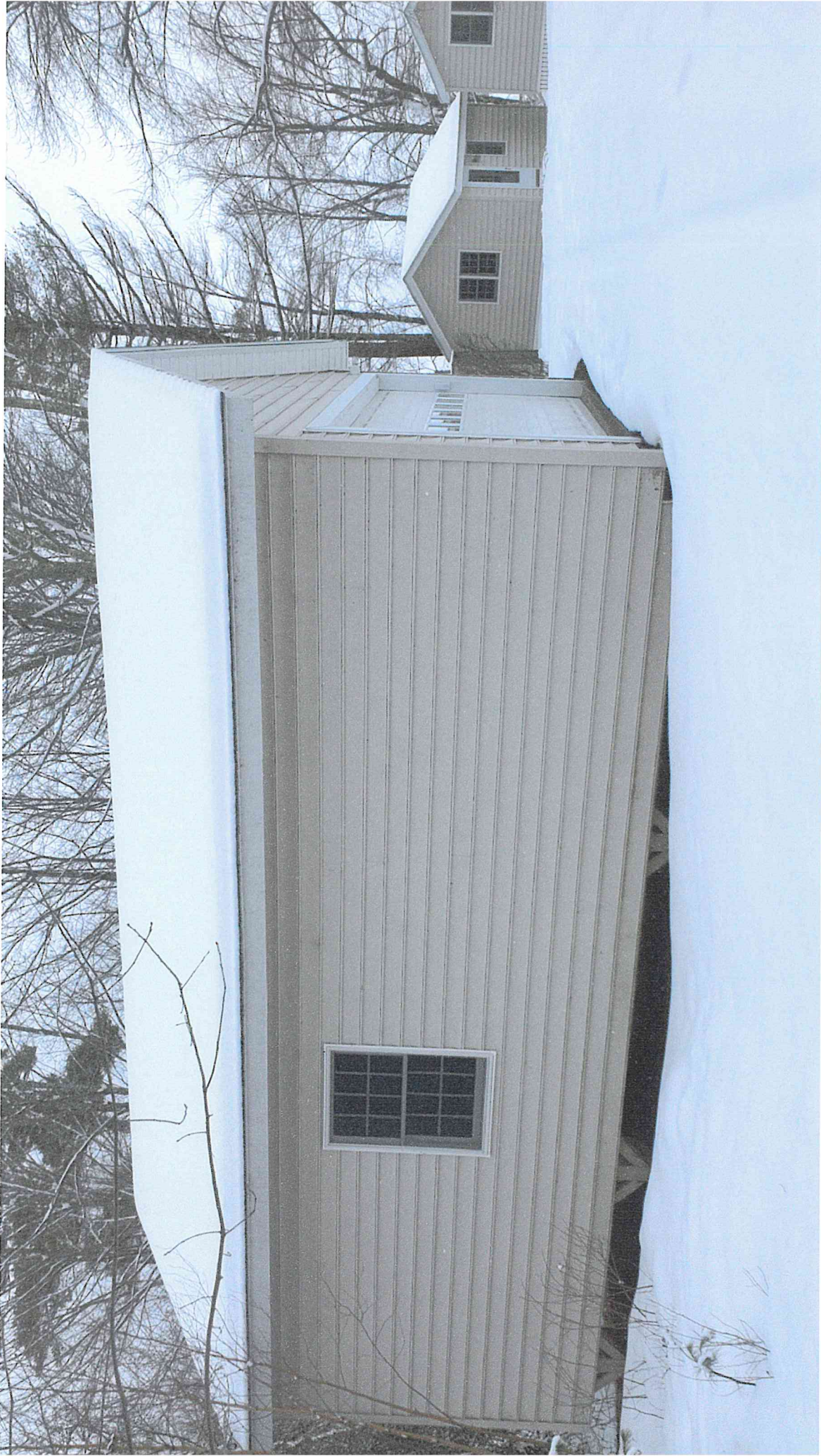








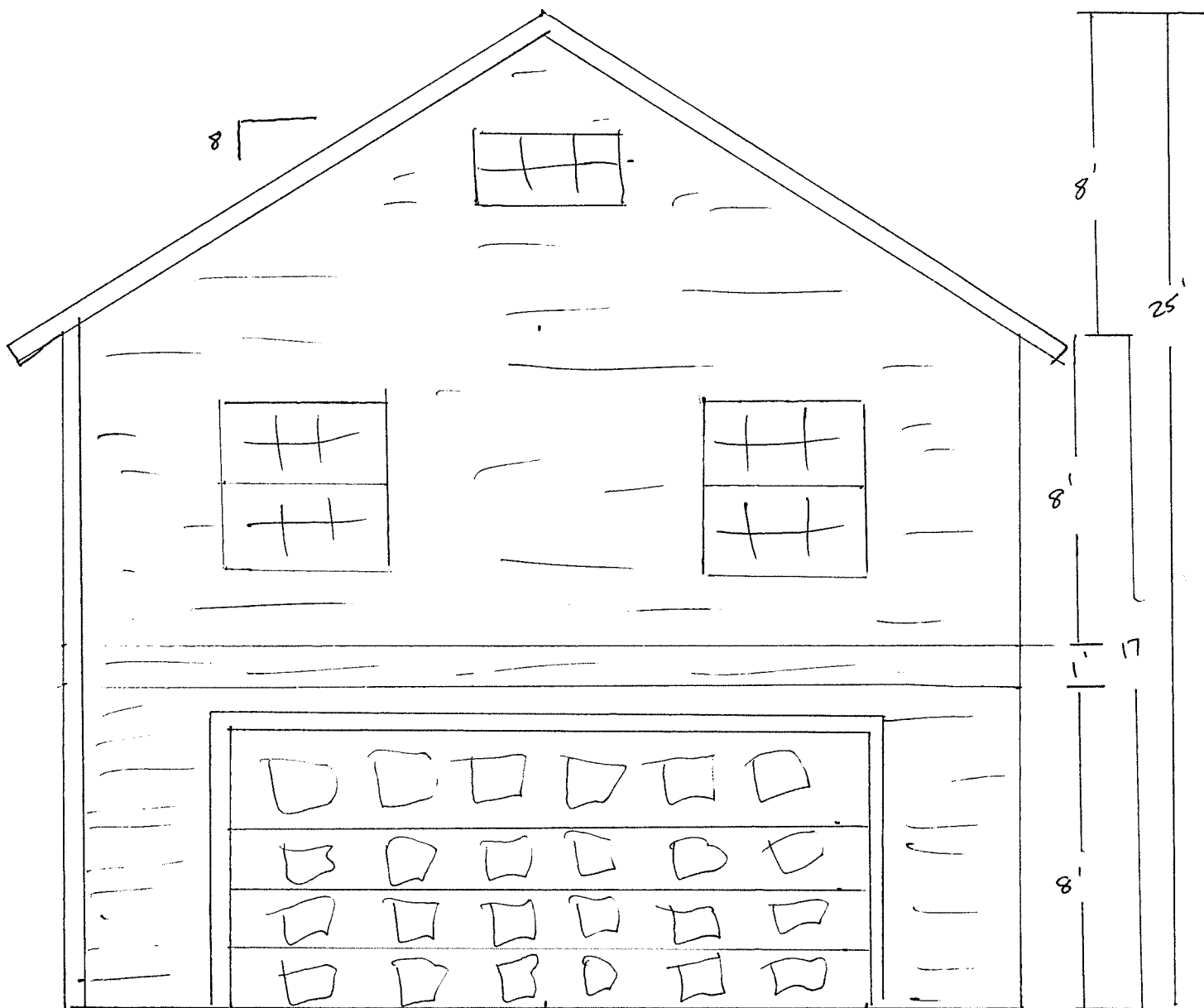








# Don Krueger Camp



**TOWN OF BELGRADE  
COMMERCIAL DEVELOPMENT REVIEW ORDINANCE PERMIT  
APPLICATION**

Return fully completed application with required attachments to:  
Code Enforcement Officer, Town of Belgrade, 990 Augusta Rd., Belgrade, Maine 04917

**To be completed by Town Code Enforcement Officer upon application receipt:**

Project Name: \_\_\_\_\_ Date \_\_\_\_\_  
Received: \_\_\_\_\_ Application Number : \_\_\_\_\_  
Check One: CEO permit \_\_\_\_\_ Planning Board permit \_\_\_\_\_  
Application Fee \$ \_\_\_\_\_ Date paid: \_\_\_\_\_  
Technical Review Fee \$ \_\_\_\_\_ (if applicable) Date Paid \_\_\_\_\_

**Applicant Information**

1. Proposed name of development or new use: The Classroom @ the Schoolhouse

2. Property owner:

Name: Ladies of the Lakes; Kathryn D. Berardino

Address: 11 School Street, Belgrade, ME 04917

Telephone No.: 495-2088

Email: Katediber@gmail.com

3. Applicant:

☒ Same as property owner (go to question 5)

Name: Kathryn D. Berardino

Address: P.O. Box 562, Belgrade Lakes, ME 04918

Telephone No.: 495-2088

Email: Katediber@gmail.com

4. Applicant representing self? ☒ Yes (go to 6) ☐ No (complete 5)

5. Applicant's authorized agent (must provide authorization letter from applicant):

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Telephone: \_\_\_\_\_

Email: \_\_\_\_\_

6. Person to receive all communications regarding this application:

Kate DiBerardino

7. What legal interest does the applicant have in the property for which a permit is requested (ownership, option, purchase and sales contract, lease, etc.)?

owner

**Note:** Must provide documentation of title, right and interest with this application

Does the deed contain any deed restrictions or covenants? \_\_\_\_ Yes ☒ No

If "yes", please list:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Land and Location Information:**

8. Location of the property being developed or for which permit is requested:

Belgrade Tax Map 25 Lot(s) 60

9. Street(s) on which the development or proposed use is located:

11 School Street

10. Total acreage of the parcel(s): 1.6 acres

11. Existing conditions on parcel:

Structures (no./dimensions/uses):

old health center / former Schallman



- Page 6 of 38

18. Application Fee required to be submitted: Amount attached \$ 100.00

If required by the Planning Board, the Technical Review Fee<sup>1</sup> required: Amount attached \$ \_\_\_\_\_

19. Does this development or change of use propose or require extension or expansion of any of the following public infrastructure? \_\_\_\_ Yes ☒ No

If yes, check all that apply.

\_\_\_\_ Roads \_\_\_\_ Storm Drains \_\_\_\_ Sidewalks  
\_\_\_\_ Other (please specify) \_\_\_\_\_

20. Provide an estimate of cost of the proposed development:

\$50,000.00 estimate  
- classroom  
space  
1/3 portion of  
total renovation

21. Provide anticipated start and completion construction dates:

Start date 2/10/21 Completion date 7/1/21

22. Will any portion of the land parcel or a structure be dedicated to a public use?  
\_\_\_\_ Yes ☒ No If yes, describe:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

23. Identify method of water supply:

☒ On-site ground water well  
\_\_\_\_ Other, (please specify) \_\_\_\_\_

Is water supply to be used for fire suppression?

\_\_\_\_ Yes ☒ No

What other water uses will the project include? Please specify.

<sup>1</sup> The Technical Review fee is a fee paid into an escrow account to cover the cost of the Planning Board hiring a technical consultant to assist it with its review of application submissions. This fee is only required when needed and at the discretion of the Planning Board.

\_\_\_\_\_  
\_\_\_\_\_  
What is the projected total water demand of the development or use?

☒ Less than 2,000 gallons per day  
☐ 2,000 gallons per day or more

Will the water supply meet the State definition of a public drinking water supply system? ☒ Yes ☐ No. If yes, will it be a transient, community or non-transient non-community water system (specify): \_\_\_\_\_

**Note:** If a community or non-transient non-community drinking water system, attach to application a copy of your Maine Drinking Water Program approved source water protection plan.

Is water supply adequate for proposed uses and projected demand?  
☒ Yes ☐ No.

**Note:** Provide evidence to support (e.g. letter from local well driller or geologist on anticipated well yields)

*Well exists on site from previous use*

24. Identify method of sewage disposal for the proposed development or use.

☒ Individual subsurface disposal system (e.g. septic system)  
☐ Central on-site disposal  
☐ Other, please state \_\_\_\_\_

25. What Federal or State government permits or approvals are required by this proposed development or use?

Maine Department of Transportation ☐ Yes ☒ No.  
If yes, permit type(s): \_\_\_\_\_

Did MDOT require a Traffic Movement Permit? ☐ Yes ☒ No

**Note:** If vehicle access is to a State highway or the Castle Island Road, attach a copy of the MDOT Entrance or Access Permit. If MDOT requires a Traffic Movement Permit, the associated traffic engineering study or plan is to be provided as part of this application.

Maine State Fire Marshal ☐ Yes ☒ No. If yes, permit type: \_\_\_\_\_

Maine Dept. of Environmental Protection ☐ Yes ☒ No  
If yes, permit type(s): \_\_\_\_\_

Maine DHHS Drinking Water Program approval of a public drinking water system?  
☐ Yes ☒ No

US Army Corps of Engineers ☐ Yes ☒ No. If yes, permit  
type: \_\_\_\_\_

Other: ☐ Yes ☒ No

If yes, specify permit type : \_\_\_\_\_

26. Are you applying exclusively for approval to mine an existing sand and gravel pit for the next 5 years? ☐ Yes ☒ No

If "yes", skip to question 63

If "not", proceed to question 27.

**Information Needed to Assess Compliance with General Development Standards:**

27. How will development or proposed use control emissions of dust, ash, smoke, particulate matter or other air pollutants? \_\_\_\_\_

will operate as a residential space - no  
emissions of the above

Does proposal meet applicable Federal and State air quality regulatory requirements? ☒ Yes ☐ No

**Note:** Documentation that the development or land use meets Federal and State air quality regulatory requirements will be sufficient to demonstrate proposal meets ordinance's air quality standard.

28. Estimated peak daily vehicle traffic to be generated: ~~10~~ 8 to 10 cars when class offered 1-2x per week?  
Estimated peak hourly traffic volume: ~~10am~~ 10am & 7pm

How were these figures estimated? Explain or cite methodology used.

classes will be offered morning or lunch or evening 1 to 3x  
per week based on demand.

\_\_\_\_\_  
\_\_\_\_\_  
29. How many vehicle access points are to be provided from a road? 10 parking spots?

What is the posted speed limit of the road from which vehicles access the proposed development or use? 20 mph

30. Name(s) of contractor(s) responsible for earth work or any soil disturbance and their respective Maine Dept. of Environmental Protection Basic and Advanced Erosion Control Certification No. :

No earth work needed

Brian Alexander is contractor on project

31. Is a site or structure located on the parcel listed on the National Register of Historic Places? Yes ☒ No  
If yes, provide name and describe: \_\_\_\_\_

\_\_\_\_\_  
How will impact on above historical site/structure be prevented or mitigated?  
\_\_\_\_\_  
\_\_\_\_\_

Are any archeological sites identified by the Maine State Historic Preservation Commission present on the parcel?  
Yes ☒ No. If yes, provide name and description:  
\_\_\_\_\_  
\_\_\_\_\_

How will impact on above archeological site(s) be prevented or mitigated?  
\_\_\_\_\_  
\_\_\_\_\_

32. Will equipment, machinery, inventory, parts, salvage, waste collection containers, dumpsters or other materials associated with the proposed use be stored outdoors?  
Yes ☒ No

If yes, please describe the types of items to be stored outside and what measures will be taken to prevent children from accessing.

N/A

How will dumpster(s) be screened from view from neighbors and public roads?

N/A

33. Does any portion of the parcel include critical natural areas or significant wildlife habitat, including deer wintering areas, as identified and mapped by the Maine Beginning with Habitat Program? \_\_\_\_ Yes ☒ No

**Note:** Show areas on site plan or provide copy of Beginning with Habitat maps with parcel boundaries indicated as attachment to application.

If yes, describe how impact to those areas and habitats will be avoided or mitigated consistent with recommendations from IFW and Critical Areas Program:

**Note:**

The Natural Areas Program in the Maine Dept. of Agriculture, Forestry and Conservation offers technical reviews and advice on critical plant communities to developers. See following for more information:  
<http://www.maine.gov/dacf/mnap/assistance/review.htm>

If the parcel includes critical natural areas or significant wildlife habitat, contact the Critical Natural Areas Program and/or Maine IF&W regional biologist for written mitigation recommendations for inclusion in your application at time of its submission. Not including will delay review of your application until such time as the Planning Board is able to contact these State agencies and obtain

recommendations.

34. If parcel includes wetlands identified on the National Wetlands Inventory Map, describe how impact to the wetlands will be avoided or mitigated?

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**Note:** Show wetland areas on site plan or provide copy of wetland map with parcel boundaries indicated as attachment to application.

35. Is development or change of use located on a hilltop or the lake shore? ☒ No ☐ Yes

**Note:** If "yes", the Planning Board may require a visual impact assessment to provide evidence that the proposal will not significantly impact the quality of Belgrade's scenic resources in accordance with Article 6, Section 6A.

36. Other than from safety signals and other emergency warning devices, will maximum noise levels produced by the proposed use exceed 60 decibels between 7am and 9:30pm, or 45 decibels between 9:30pm to 7am, at the property lines or the lake shore? ☐ Yes ☒ No

Will these noise standards be exceeded at any time during the course of a single day for more than 15 minutes? ☐ Yes ☐ No

Identify which activities are likely to generate sound in excess of the above standards. Please list and describe:

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What noise monitoring, suppression and mitigation/buffering measures are proposed? Please describe:

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**Note:** The Planning Board may require as a condition of approval noise monitoring to ensure compliance with the ordinance's noise standards

37. Will outdoor development construction activities be conducted between the hours of 9:30pm and 7:00am? ☐ Yes ☒ No

Are residential uses present on abutting land parcels? ☒ Yes ☐ No. If yes to both, what noise suppression measures will be implemented? List and describe:

No noise will be generated from classes

38. Provide the number, design, location and illumination intensity of outdoor lighting fixtures: An outdoor light by door entrance

~~1~~ Solar walkway lights if needed.

Will light illumination from the development or use beyond any property line exceed 0.5 foot candles?

☐ Yes ☒ No

**Note:** If yes, attach a lighting plan to reduce errant lighting onto abutting properties to meet this standard.

**Note:** The Town may require monitoring of illumination levels following development to determine compliance with the ordinance's lighting standard.

39. Describe off-street parking to be provided for the development/use, including number of general use parking spaces, handicapped spaces and over size vehicle spaces to be provided:

There is an existing parking lot from when the building was used as the health center. It will be fixed but not expanded.

How often and where will delivery trucks be unloaded and loaded?

N/A

Will vehicles loading/unloading protrude into a public road? No.

\_\_\_ Yes ☒ No

Will delivery vehicles need to back into unloading/loading areas from public road?

\_\_\_ Yes ☒ No

How many loading bays will be provided as part of off-street parking:

\_\_\_\_\_

40. Describe measures to be provided for security and fire protection for the proposed development or use.

Smoke alarms, fire extinguishers,  
Carbon Monoxide detectors

Is the footprint of any building greater than 10,000 sq. ft.? \_\_\_ Yes ☒ No

If yes, describe access to be provided to all sides of the building for emergency vehicles: \_\_\_\_\_

Will development or use exceed the capabilities of the Belgrade Fire Department?  
\_\_\_ Yes ☒ No

**Note:** Provide a written statement from the Belgrade Fire Chief regarding whether development or use will exceed the capabilities of the Town Fire Department with any recommendations for additional fire protection improvements. If special training or equipment is required by Fire Department because of the use or storage of toxic or flammable materials or other reasons, the developer/owner is responsible for this cost to the Town.

Will development or use depend upon the Kennebec County Sheriff's Department for security services? \_\_\_ Yes ☒ No

**Note:** If yes, provide letter from Kennebec County Sheriff that Sheriff is able to provide requested security services.

41. Is the proposed development or use located within a "Village District" as shown in the Belgrade 2014 Comprehensive Plan land use district map (available at Town office): ☒ Yes \_\_\_ No

**Note:** Vegetative screening and sign standards differ in the Village District from

elsewhere in Belgrade.

42. Describe vegetative screening to be provided and maintained along all public roads (e.g. depth, length, vegetation composition) (also show on site plan):

mulch & flower beds in front yard

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43. Describe vegetative screening to be provided and maintained along property line with abutting residential properties (e.g. depth, length, vegetation composition) (also show on site plan):

fence & mulch & flowers

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44. Provide number, size (sq ft ), location, anchoring and height off ground level of each proposed advertising or informational sign (also show location on site plan):

No signs other than on the building  
perhaps a wooden sign on the fence in  
the yard

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45. Will any exterior signs be illuminated? ☐ Yes ☒ No

If yes, will sign(s) be externally or internally illuminated: ☐ Exterior lighting  
☐ Internal lighting

Describe shielding to be provided to illuminated signs: \_\_\_\_\_

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Provide hours of operation for illuminated signs: \_\_\_\_\_

Will sign illumination be brighter than 50 foot candles as measured 100 feet from the sign? ☐ Yes ☐ No

**Note:** The Planning Board may require monitoring illumination brightness as condition of approval

46. Is any sign to be an electronically (digitally) changeable sign? ☐ Yes ☒ No

If yes, provide the minimum time duration a message will be displayed before changing to the next message:

\_\_\_\_\_

47. Describe solid waste to be generated, including types of waste:

N/A

Estimated volume per year to be generated (cu. yd/year): \_\_\_\_\_

Method/location of disposal for solid waste: \_\_\_\_\_

48. Will oil, petroleum or propane be stored or handled on-site (other than during project construction, a heating oil tank smaller than 330 gallons or a propane tank 200 gallons or smaller)?

☐ Yes ☒ No

If yes, describe types and volumes of products:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

How will be stored on-site? Check all that apply. ☐ Underground tanks ☐ Above ground tanks ☐ Drums ☐ Other

(describe): \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

Which State or Federal permits, registrations, notifications or approvals are required to store or handle oil, petroleum or propane associated with this proposal?

If an underground oil storage facility is proposed, provide the Maine DEP registration number: \_\_\_\_\_

If a Maine State Fire Marshal permit is required for construction of above ground oil storage tank(s), provide permit number: \_\_\_\_\_

Is a U.S. Environmental Protection Agency Spill Prevention Control and Countermeasure (SPCC) Plan required? \_\_\_\_ Yes \_\_\_\_ No

**Note:** If yes, attach copy of current SPCC plan to application.

List all other applicable license, permit or registration numbers for oil, petroleum or propane storage, including but not limited to Maine Fuel Board:

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49. Will hazardous substances be stored on-site or used? \_\_\_\_ Yes ☒ No

If yes, specify types and quantities:

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50. Will hazardous, special or universal wastes (including waste oil and waste antifreeze) be generated by the project or use?  
\_\_\_\_ Yes ☒ No. If yes, provide the following information.

Describe type, characteristics and estimated quantity of waste:

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How will these wastes be properly stored and handled on-site?

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How/where will these wastes be disposed? Describe:



\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Which State or Federal permits, registrations, notifications or approvals are required to generate, store, handle or dispose of these wastes? List all applicable and provide license, permit or registrations numbers:

51. If you answered "yes" to any of questions 48-50, provide the following information:

Will any portion of your development or use be located on a significant sand and gravel aquifer as mapped by the Maine Geological Survey? \_\_\_\_Yes \_\_\_\_No.

**Note:** Show the location of the proposed development or use on a Maine Geological Survey Significant Sand and Gravel Aquifer map. Attach to this application.

Will any portion of your project or use be within 300 feet of a private drinking water well, 1,000 feet of a public drinking water supply well, or within the source water protection area of a public drinking well as mapped by the Maine Drinking Water Program? \_\_\_\_Yes ~~\_\_\_\_No~~

**Note:** If the development or proposed use will involve the production, use, handling or storage of hazardous substances, oil or petroleum (not propane), and is located on a Significant Sand and Gravel Aquifer or within the source water protection area of a public drinking water system, within 1000' of a public well, or within 300' of a private well, the application must include written documentation from the Maine Dept. of Environmental Protection that the development or use will comply with agency regulations, Chapters 692 and 700, in the form of a variance from those rules or a letter indicating the prohibitions on location over aquifers or near public and private drinking water supplies does not apply

52. Will the proposed activity discharge pollutants to any surface waterbodies or ground water, including by way of subsurface waste water disposal system? \_\_\_\_Yes  
~~\_\_\_\_No~~

If yes, describe discharge and its physical, chemical and biological characteristics:

\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
**Note:** If a subsurface waste water discharge system (e.g. septic system) is proposed, show location on the site plan and provide a copy of the Maine Department of Health and Human Services HHE-200 form prepared and signed by a Maine licensed Soil Site Evaluator, including a map of the location of all soil test pits, and any permit from the Maine Department of Environmental Protection or the Dept. of Health and Human Services Plumbing Program.

53. Will any ground water discharge result in any ground water quality measure exceed one-half of a Federal primary drinking water standard or State maximum exposure drinking water guideline? \_\_\_\_ Yes ☒ No

Will ground water exceed any Federal secondary drinking water standard?  
\_\_\_\_ Yes \_\_\_\_ No

54. Will ground water withdrawal, including for a drinking water supply or alterations to site surface water recharge characteristics lower the ground water table beyond the property line? \_\_\_\_ Yes ☒ No

**Note:** If ground water withdrawal is projected to exceed 2,000 gallons per day, a written assessment is required of the impact on ground water quality and quantity to be prepared by a Maine certified geologist or registered professional engineer with experience in ground water. This assessment must meet the requirements of Article 6, Section 15.A.2. Provide copy of ground water assessment as part of this application.

55. Provide the total area (sq. feet) of impervious area of the development or use, including but not limited to the footprint area of all structures, as well as paved and gravel parking, roads, walkways, etc. ? sq. ft. same as used; no char

56. Provide the total square feet of disturbed area of the development or change of use: 0 sq. ft.. Disturbed area includes the total area cleared of native vegetation, covered with fill, stripped of soil, graded, excavated, or covered by structures, walkways, parking or outdoor storage.

57. How many linear feet of new road or driveway is proposed? 0 ft.

58. In which lake watershed(s) is the proposed development located? Please specify: Between Long Pond & Great Pond

59. What is the allowed phosphorous export in pounds per acre as established by Article 6(B) of the ordinance's (see table of permitted phosphorous export)?  
0 pounds/acre

**Note:** If a development is located in the watershed of more than one lake, the lower phosphorous standard shall apply.

60. Has this development received a Stormwater Management Permit from the Maine Dept. of Environmental Protection under the Maine Stormwater Management Law? Yes ~~No~~

If yes, provide a copy of this permit as part of this application. Receipt of this permit shall demonstrate that the development meets the phosphorous control standard of the ordinance.

**Note:** If your response to question 60 is "No", AND the development as proposed will exceed 15,000 sq. ft. of disturbed area, OR exceed 7,500 sq. ft. of impervious surfaces, OR will include more than 250 feet of new road or driveway; phosphorous export from the development must be controlled in accordance with the requirements of Article 6(B), including a stormwater and phosphorous control plan must be submitted as part of this application, with its control features shown on the site plan.

If the total disturbed area will exceed 30,000 sq. ft. OR the linear length of proposed roads or driveways exceed 350 ft., the stormwater and phosphorous control plan must be prepared and the control features designed by a Maine registered professional engineer in accordance with the Maine Dept. of Environmental Protection's manual *Phosphorous Control in Lake Watersheds: A Technical Guide for Evaluating New Development*, Sept. 1992 or as revised. The plan and stormwater/phosphorous control features on the site plan must be signed and stamped by the Maine professional engineer responsible for their design and development.

If the development includes 30,000 or less square feet of disturbed area AND 350 linear feet or less of new road or driveway, stormwater and phosphorous export may be controlled utilizing the ordinance's *Simplified Phosphorous Control Method*, relying upon vegetated buffers to infiltrate runoff and of dimensions prescribed in Article 6(B) of the ordinance.

61. Describe here or in your storm water and phosphorous control plan provisions for monitoring and inspection, maintenance and use restrictions for stormwater/phosphorous control measures, including buffer strips and infiltration systems:

There will be no change to current usage

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62. Is the development or change of use to include (check applicable):

☐ New mineral extraction or a processing facility. Provide supplemental information requested by questions 64. ☒

☒ Overnight accommodations (other than a bed and breakfast) Provide supplemental information requested by question 65. *only on residential side*

☐ Bed and breakfast. Provide the supplemental information requested by question 66. ☒

☐ Telecommunication tower. Provide supplemental information requested by question 67. ☒

☐ Wind energy facility. Provide supplemental information requested by question 68. ☒

63. For existing gravel, sand or other mining operations (only), seeking operating approval for an additional 5 years, provide the following information: ☒

Will there be an increase in the number or footprint of on-site buildings?  
☐ Yes ☒ No If "yes" describe and show on site plan: ☒

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Will there be an increase in the footprint area of impervious surfaces?  
☐ Yes ☒ No If "yes", describe and show on site plan: ☒

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X Will there be an increase in the volume of toxic, flammable, combustible or hazardous substances to be used or stored? \_\_\_\_ Yes ~~X~~ No If "yes" provide details of the materials and how they will be stored and used:

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X Is any change in existing stormwater or phosphorous control designs or vegetated infiltration buffers proposed? \_\_\_\_ Yes ~~X~~ No Describe in detail and show on site plan:

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X Will there be any changes to vegetative screening or buffers to neighbors or public roads? \_\_\_\_ Yes ~~X~~ No If "yes", show on site plan and describe in detail:

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X Will there be an addition of activities or changes in design which may increase noise levels? \_\_\_\_ Yes ~~X~~ No Describe new activities and changes:

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X Will rock crushing, a concrete plant, an asphalt batch plant or other mineral processing of be added in the next 5 years?  
\_\_\_\_ Yes ~~X~~ No



**Note:** If "yes", a full application is required for Planning Board review and approval under Articles 4, 5 and 6 in addition to Article 7 of the ordinance.

Is a change of use proposed that will generate higher traffic to or from the site?

\_\_\_\_ Yes \_\_\_\_ No If "yes", describe: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Is there a proposed change in location or design of any infrastructure used by the general public, including but not limited to roads, sidewalks, street lights, driveway entrances, or parking areas? \_\_\_\_ Yes ~~\_\_\_\_ No~~ If "yes", describe and show on site plan:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**Note:** If the Planning Board determines that proposed changes to an existing mining operation are significant, the Board may notify the public in accordance with the notification requirements of the ordinance and provide the public an opportunity to comment.

X 64. For new and existing mining operations, the following information is required in addition to a site plan:

Describe the proposed operating procedures and hours: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Provide detailed plans for reclamation of completed areas of excavation or mining (show on site plan and provide a narrative description): \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Will a 50' vegetated buffer be maintained between any mining or processing operations and public roads and abutting property lines? ☐ Yes ☐ No

**Note:** Less than a 50' vegetated buffer from an abutter's property line is permitted only if a written agreement to that affect is reached with that landowner, and a copy is provided as part of the application.

☒ What is the steepest side slope proposed in areas of active mining?  
\_\_\_\_\_ (e.g. 2:1, 3:1, etc.)

☒ Will unauthorized access to the mining operation be controlled? ☐ Yes  
☐ No How?

☒ Describe how dust and mud will be controlled on a minimum of the first 100' of the access driveway:

☒ Are stationary petroleum storage tanks and an equipment fueling area proposed?

☐ Yes ☒ No

If "yes", will petroleum storage and fueling facilities be designed and operated in accordance with Maine DEP regulations for petroleum storage associated with aggregate mining operations (Chapter 378)? ☐ Yes ☐ No Please provide documentation of such or describe design and operating procedures, including spill prevention, reporting and clean-up.

65. If proposing an overnight accommodation, including a hotel, motel, rental cottages, or inn (but not a bed and breakfast), provide the following supplemental information in addition to that previously required elsewhere in this application:

Will this facility be located within a Village District as shown in the Belgrade 2014 Comprehensive Plan's land use map? \_\_\_\_ Yes ☒ No ?

Will any portion of a building be closer than 50 feet to a property line?  
☒ Yes \_\_\_\_ No

Will each rental room be equipped with a hardwired smoke and carbon monoxide detector? ☒ Yes \_\_\_\_ No

**Note:** Hotel, motel or cottage rentals with self-contained kitchen and bathrooms designed as house keeping accommodations are considered dwelling units and may be subject to review under the Belgrade Subdivision Ordinance.

☒ 66. If proposing a bed and breakfast facility for overnight accommodations, provide the following supplemental information in addition to that previously required elsewhere in this application:

How many parking spaces will be provided for guests? \_\_\_\_

How many additional parking spaces will be provided for the owner or operator?  
\_\_\_\_

Will each rental room have its own bathroom? \_\_\_\_ Yes \_\_\_\_ No

Will each rental room have a hardwired smoke detector? \_\_\_\_ Yes \_\_\_\_ No

☒ 67. If developing a telecommunications tower, provide the following supplemental information in addition to that required elsewhere in this application:

Will tower be co-located on existing tower or same parcel as existing tower?  
\_\_\_\_ Yes \_\_\_\_ No If "no", demonstrate why locating on existing tower or on parcel with existing tower is not feasible: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

What will be the height of the tower above the ground surface to its maximum elevation, including attachments and extensions? \_\_\_\_ feet

What horizontal distance will the tower be setback from property lot lines? (provide details and show on site plan):

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Will the tower be a monopole design? \_\_\_\_Yes \_\_\_\_No

Is the lot upon which the tower will be located owned by the tower's operator?  
\_\_\_\_Yes \_\_\_\_No If "no", what is the period of the lease? \_\_\_\_ years

Describe the materials and colors of which the tower will be constructed:

N/A

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Will the tower be located either on a hilltop or on the shore of a lake? \_\_\_\_Yes  
\_\_\_\_No

**Note:** If "yes", the Planning Board may require a visual impact assessment to provide evidence that the proposal will not significantly impact the quality of Belgrade's scenic resources in accordance with Article 6, Section 6A.

Will the tower be designed and constructed in accordance with the Electronic Industries Association/Telecommunications Industries Association standards?  
\_\_\_\_Yes \_\_\_\_No

**Note:** As part of this application provide written certification by a Maine registered professional engineer that the tower will be constructed in accordance with the above national industry standards

X 68. If developing a non-residential wind energy facility, provide the following supplemental information in addition to that required elsewhere in this application:

Will turbine(s) be designed by (check): \_\_\_\_Manufacturer \_\_\_\_Maine registered professional engineer

Provide the maximum height off the ground surface for each turbine:

N/A

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**Note:** If the height of a turbine is greater than 100' off the ground surface, a visual impact assessment shall be required as part of this application to determine whether the facility will have an adverse impact on scenic views from a lake or public places within Belgrade.

Provide the setback in horizontal distance for each turbine from property lines, public and private rights-of-way and overhead utility lines:

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Will all turbines be provided with an over speed control system? \_\_\_\_ Yes \_\_\_\_ No  
Describe system safety features: \_\_\_\_\_

J/A

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Describe safety features of facility to prevent unauthorized access to tower and ground mounted electrical and control equipment: \_\_\_\_\_

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What is the minimum distance from ground level to the lowest arc of the tip of the blades? \_\_\_\_\_ ft.

Will the tower be a monopole design? \_\_\_\_ Yes \_\_\_\_ No

What impact will the facility have on wildlife movements and migration? Describe:

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**Note:** The Planning Board may request a study of potential impacts of the facility on

wildlife movements and migrations.

Describe design features and other efforts to minimize the creation of artificial habitat for raptors or their prey: \_\_\_\_\_

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Describe how the facility will be located to maximize screening views of the turbines by utilizing by utilizing existing vegetation, structures, and topographic features:

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Describe how the facility will be designed to avoid unreasonable adverse shadow flicker effect on occupied building on abutting properties:

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Identify all State and municipal public roads in Belgrade to be used in the transport of equipment and parts for construction, operation or maintenance of the facility:

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**Note:** The Town of Belgrade will engage a qualified third party Maine registered professional engineer reasonably acceptable to the applicant to document the condition of these roads prior to and after their use to transport equipment associated with this development to document any resulting damage. The applicant is responsible for the cost of any road repairs for which they or their



contractors are responsible.

Provide an emergency response plan developed in cooperation with Belgrade Fire and Rescue Department, as well as Kennebec County Sheriff's Department and Maine State police addressing notification to those agencies and coordination with emergency services during the transport of equipment:

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N/A

Describe the fire suppression system and fire safety measures to be part of the turbines:

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Describe the current general liability insurance covering the facility for bodily injury and property damage, including the dollar amount of coverage:

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**Note:** As part of this application, the applicant is to provide a certificate of insurance.

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**PLEASE READ AND SIGN:**

I certify that to the best of my knowledge the information submitted in this application and the attached materials are true, correct and accurate. I understand that before this application can be determined to be complete by the Town of Belgrade; all requested information must be submitted.

Ladies of the lakes ; Kathryn DiBerardine  
(Name of Applicant - printed)

K DiBerardine  
(Signature of Applicant)

1/21/21  
(Date)

*Submit this form, site plan and required attachments to the Town of  
Belgrade Code Enforcement Officer*

## MINIMUM REQUIRED APPLICATION ATTACHMENTS<sup>2</sup>

Attachment	Sources of Information
Copy of deed, option, sales agreement, lease or other documentation of title right or interest	*****
Copy of tax map of property	Town office
Copy Kennebec County soil map of property	<a href="https://websoilsurvey.nrcs.usda.gov/app/">https://websoilsurvey.nrcs.usda.gov/app/</a>
Copy of USGS topographical map showing property location	<a href="https://www.usgs.gov/products/maps/topo-maps">https://www.usgs.gov/products/maps/topo-maps</a>  Also available for purchase from: Maine Geological Survey 93 State House Station Augusta, Maine 04333 Phone: (207) 287-2801
Copy of Belgrade Shoreland Zoning map showing property	Town office
Copy of FEMA Flood Insurance map showing property	Town office
Copy of National Wetland Inventory map showing property	<a href="https://www.fws.gov/wetlands/">https://www.fws.gov/wetlands/</a>
Beginning with Habitat & Natural Areas map showing property	<a href="https://webapps2.cgis-solutions.com/beginningwithhabitat/map2/">https://webapps2.cgis-solutions.com/beginningwithhabitat/map2/</a>
Copies of other required Federal, State or local permits	*****
24x36" to scale site plan w/ detail drawings	*****
8 copies of the completed application form, required attachments, and to-scale plan drawings reduced to fit on 11" x 17" pages.	*****
Evidence of water supply adequacy	Obtain from your well driller or Maine certified geologist
Soil erosion control plan	*****
MDEP certified contractor name & no.	Obtain from your earth moving contractor or <a href="http://www.maine.gov/dep/land/training/cccec.html">http://www.maine.gov/dep/land/training/cccec.html</a>
National Register of Historic Places listing of historic sites on property	<a href="https://www.nps.gov/nr/about.htm">https://www.nps.gov/nr/about.htm</a>
Maine Historic Preservation Commission listing of any archeological sites on property	<a href="http://www.state.me.us/mhpc/project_review/index.html">http://www.state.me.us/mhpc/project_review/index.html</a>

<sup>2</sup> Other attachments may be required by ordinance depending on nature of proposed development and use along with site conditions. The attachments listed here are those required at a minimum of all applications.

Subsurface waste water disposal site evaluation form (HHE-200)	From your soil site evaluator and designer of your septic system
Exterior lighting plan & specifications for fixtures	*****
To-scale profile (face-on) view of proposed signs	*****
Stormwater management plan	*****
Phosphorous export control plan	*****

# BELGRADE COMMERCIAL DEVELOPMENT REVIEW ORDINANCE APPLICATION SUBMISSIONS CHECKLIST

*(To be completed by Planning Board chair during review of all applications with exception of Special Permit for 5 year renewals of existing mining operations. Checklist may serve as useful guidance to applicants to ensure application includes all needed maps and attachments to be found complete)*

\*\*\*\*\*

Applicant Name: \_\_\_\_\_

Development Name: \_\_\_\_\_

Fee paid: \_\_\_\_\_ \$50.00 (land only) \_\_\_\_\_ \$100.00 (buildings & land)

\_\_\_\_\_ Notice provided by CEO to land owners within 500'

\_\_\_\_\_ Notice provided by CEO to municipality within 500' \_\_\_\_\_ Not applicable

Complete	Not Applicable	Waiver Request Approved	Application Submission
			Application form
			Applicant's agent authorization letter
			Copy of deed, option, sales agreement, lease or other documentation of title, right or interest
			Written waiver request
			Copy of tax map of property
			Copy of Kennebec Co. soil map of property
			Copy of USGS topographic map showing property location
			Copy of Belgrade Shoreland Zoning map showing property location
			Copy of Flood Insurance Map showing property
			Copy of National Wetlands Inventory Map showing property
			Copy of Maine Geological Survey Significant Sand and Gravel Aquifer map showing property location

Complete	Not Applicable	Waiver Request Approved	Application Submission
			Copy of Maine Drinking Water Program map of public drinking water supplies showing property location
			Copy of MDOT Highway Entrance or Access Permit
			Copy of MDOT Traffic Movement Permit & traffic movement study
			Copies of other required State or local permits
			1 24x36" Site Development Plan drawn to scale showing at minimum the following: scale, north arrow, parcel boundaries, location and dimensions of existing and proposed buildings and structures, drainage structures, signs, fencing, exterior lights, location and extent of disturbed area, layout and dimensions of impervious surfaces, parking, driveways, roads, outdoor storage areas of equipment/inventory/dumpsters/other materials, location of bulk storage of petroleum/hazardous substances <sup>3</sup> /propane, utilities, drainage ways, easements, rights of way, location of flood hazard areas/water courses/ water bodies/wetlands, Shoreland Zoning districts, location of existing vegetation to be retained, location of vegetated buffers/screening along public roads & property lines and around outdoor storage areas, landscaping, location of wells & source water protection area if public drinking water supply, location of soil test pits and subsurface waste water disposal system(s), other significant natural/physical features, name/address of owner/applicant, and name/address/license number/stamp of professional engineer/surveyor who prepared site plan.

<sup>3</sup> Hazardous substances most likely encountered will be degreasers and other solvents used for parts cleaning in vehicle repair, waste oil and gasoline, waste antifreeze, solvents used in auto body shops, solvents used in dry cleaning, wood treatment chemicals, pesticides, and pool chemicals like chlorine.



Complete	Not Applicable	Waiver Requested & Approved	Application Submission
			Detail to-scale drawings showing location and construction specifications of drainage features, roads, sidewalks, access points, driveways, parking, traffic control features, fire control structures, and public improvements
			Documentation meets applicable State/Federal air quality regulatory requirements
			Soil erosion control plan (Art. 6, Sec. 3)
			MDEP certified contractor name/#
			Location of site/structure listed on National Register of Historic Places
			Location of Me. Historic Preservation Commission archeological sites
			Information needed to meet Air Quality standard (Article 6, Sec. 1)
			Information needed to meet Access to Public Streets standard (Article 6, Sec. 2)
			Protection measures for Historic and Archeological Resources (Art. 6, Sec.4)
			Estimated quantities of flammable, combustible and hazardous substances to be stored, handled, or generated, including waste oil and anti-freeze
			Evidence meets MDEP siting regulations for oil storage and hazardous substance facilities
			Copy of application provided to Fire Chief by Planning Board or CEO
			Other information needed to meet Material Storage standard, including bulk storage of combustible and flammable materials, and hazardous substances (Article 6, Sec. 5)
			Visual impact assessment
			Plan based on IF&W/Critical Areas Program recommendations to mitigate impact on Natural Areas and Wildlife Habitat, including deer wintering areas
			Other information needed to meet Natural Resource Protection standard (Art. 6, Sec. 6)

Complete	Not Applicable	Waiver Requested & Approved	Application Submission
			Is Board requiring post development noise monitoring and reporting plan? If not required, mark "Not Applicable". If required, mark "complete" upon receipt
			Information needed to meet Noise standard (Article 6, Sec. 7)
			Exterior lighting plan & specifications for lighting fixtures
			Is Board requiring post development light monitoring and reporting plan? If not required, mark "Not Applicable". If required, mark "complete" upon receipt.
			Information to meet Parking standard (Article 6, Sec.9)
			Written statement from Fire Chief on capacity of Fire Dept. to provide adequate protection
			Written statement from Sheriff's Dept. approving any proposed security measures
			Other information to meet Public Safety and Emergency Services standard (Article 6, Sec. 10)
			Information to meet Screening of Structures, Parking Lots, and Other Non-residential Uses standard (Article 6, Sec. 11)
			To scale profile(face-on) view of proposed signs
			Other information to meet Sign standard (Article 6, Sec. 12)
			Stormwater Management Plan
			Other information to meet Stormwater Management standard (Article 6, Sec. 13)
			Subsurface waste disposal site evaluation form (HHE-200)
			Other information to meet Wastes standard (Article 6, Sec. 14)
			Groundwater quality and quantity impact assessment
			Copy of deed restrictions related to drinking water and ground water protection

Complete	Not Applicable	Waiver Requested & Approved	Application Submission
			Copy of Maine Drinking Water Program public water supply approval & source water protection plan
			Copy of MDEP Stormwater Management Permit
			Phosphorous export control method
			Other information to meet Water Quality standard (Article 6, Sec. 15)
			Supplemental site plan requirements for mineral extraction operations
			5 year mining/reclamation plan
			Mineral extraction/processing operating procedure and hours
			Hydrogeological study of ground water movement & quality
			Written extraction/processing buffer agreement with abutter
			Reclamation Plan for extraction/processing operations
			Design/operation details of stationary petroleum storage and equipment fueling
			Other information to meet Mineral Extraction and Processing Operations standards (Article 7, Sec. 1)
			Information to meet Overnight Accommodations standard (Article 7, Sec. 2)
			Visual impact assessment of telecommunication tower if located on lake shore or hilltop
			Maine registered professional engineer certification of telecommunication tower design
			Other information to meet Telecommunications Tower standards (Article 7, Sec. 3)
			Visual impact assessment for wind turbine taller than 100'
			Impact study of wind turbine on wildlife
			Identification of roads to be used for turbine transport

Complete	Not Applicable	Waiver Requested & Approved	Application Submission
			Hiring of engineer by Town at applicant's expense to document road conditions prior to use and damage after use
			Emergency response plan during equipment transport
			Turbine general liability certificate of insurance

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Printed Name Planning Board Chair or Designee

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Chair or Designee Signature

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Date

TRANSFER TAX PAID

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS THAT I, **MARK W. BERRY** of P.O. Box 516, Temple, Maine 04984, for consideration paid, do hereby grant to **LADIES OF THE LAKES, LLC** a Maine limited liability company having an office and place of business c/o Kathryn DiBerardino of P.O. Box 562 Belgrade Lakes, Maine 04918, with warranty covenants, land, together with the buildings thereon situated at 11 School Street in said Belgrade, Kennebec County, State of Maine bounded and described as follows, to wit:-

Commencing at a point on the easterly side of School Street at the southwesterly corner of land now formerly of Maureen A. Miliken thence North 89° 01' 06" East 5 feet to a rebar set in the ground; thence along the Miliken line North 89° 01' 06" East 144.00 feet to a rebar set in the ground at land now or formerly of Samantha A. Luce; thence along the Luce line on a course of North 88° 35' 22" East 120 feet to a one-half inch rebar on line of land retained by Mark W. Berry; thence along line of land retained by Mark W. Berry on a course of South 05° 20' 51" East 486.41 feet to a one-half inch rebar on line of land now or formerly of Leonne Rutherford, Trustee; thence along the Rutherford line on a course of North 61° 14' 54" West 160.13 feet to land now or formerly of the Roman Catholic Bishop of Portland; thence along said Roman Catholic Bishop of Portland real estate along the following courses and distances: North 00° 00' 53" East 137.86 feet to a rebar set in the ground; thence North 08° 02' 01" West 158.04 feet to an iron pin; thence South 89° 01' 36" West to an iron pin set in the ground; thence continuing on the same course 5 feet to the easterly side of School Street; thence along the easterly side of School Street on an average bearing of 05° 02' 29" West 110.25 feet to the point of beginning.


Courses and distances are derived from "Plan of Land to be conveyed by Mark W. Berry" by K & K Land Surveyors dated November 2020 and subject to such state of facts, notes, references and comments set forth on or referred to on said plan.

Also conveying a non-exclusive easement appurtenant to the above-described premises for purposes of pedestrian access to, and docking privileges on, Mill Stream over and across a certain lot or parcel of land situated on the northerly right of way line of the Hulin Road and being more particularly described in Exhibit B attached hereto and incorporated herein by reference. The Grantee herein shall have the right to add on to such dock so long as such additional addition complies with and is in conformity with all state, local and federal zoning or other land use statutes, regulations and provisions.

As part of the consideration for this conveyance, the Grantee and Grantor herein acknowledge and agree that the Grantee will join any association of lot owners formed by the Grantor herein for the purpose of establishing rights and easements for the use and enjoyment of the easement premises as well as rules and regulations therefor, and that the Grantee herein shall have the benefit of and be subject to such rights and easements established thereby. Said rights and easements so established shall include the pedestrian access and docking privileges on Mill Stream granted herein.

Reference for source of title may be had to two deeds in favor of Mark W. Berry, the first dated January 11, 2006 recorded at Book 8773, Page 330 (one-half interest) and the second dated January 9, 2014 recorded at Book 11609, Page 171 (the other one-half interest), all book and page references being to Kennebec Registry of Deeds, the premises conveyed herein being a PART AND PART ONLY of the premises described in said deeds.

WITNESS my hand and seal this 9<sup>th</sup> day of December, 2020.

  
Mark W. Berry

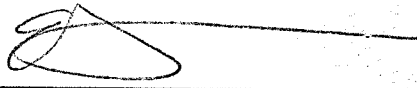
③ Bay Area Augusta

WARRANTY DEED – BERRY TO LADIES OF THE LAKES – page 2

State of Maine *Kennebec*  
SS.

December 8, 2020

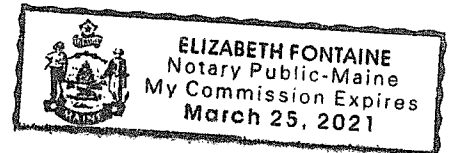
Personally appeared the above-named Mark W. Berry and acknowledged the foregoing  
to be his free act and deed, before me,



Notary Public

Name:

Comm. Expires:





## ALTA OWNER'S POLICY OF TITLE INSURANCE

ISSUED BY

STEWART TITLE GUARANTY COMPANY

Any notice of claim and any other notice or statement in writing required to be given to the Company under this Policy must be given to the Company at the address shown in Section 18 of the Conditions.

### COVERED RISKS

SUBJECT TO THE EXCLUSIONS FROM COVERAGE, THE EXCEPTIONS FROM COVERAGE CONTAINED IN SCHEDULE B AND THE CONDITIONS, STEWART TITLE GUARANTY COMPANY, a Texas corporation, (the "Company") insures, as of Date of Policy and, to the extent stated in Covered Risks 9 and 10, after Date of Policy, against loss or damage, not exceeding the Amount of Insurance, sustained or incurred by the Insured by reason of:

1. Title being vested other than as stated in Schedule A.
2. Any defect in or lien or encumbrance on the Title. This Covered Risk includes but is not limited to insurance against loss from
  - (a) A defect in the Title caused by
    - (i) forgery, fraud, undue influence, duress, incompetency, incapacity, or impersonation;
    - (ii) failure of any person or Entity to have authorized a transfer or conveyance;
    - (iii) a document affecting Title not properly created, executed, witnessed, sealed, acknowledged, notarized, or delivered;
    - (iv) failure to perform those acts necessary to create a document by electronic means authorized by law;
    - (v) a document executed under a falsified, expired, or otherwise invalid power of attorney;
    - (vi) a document not properly filed, recorded, or indexed in the Public Records including failure to perform those acts by electronic means authorized by law; or
    - (vii) a defective judicial or administrative proceeding.
  - (b) The lien of real estate taxes or assessments imposed on the Title by a governmental authority due or payable, but unpaid.
  - (c) Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments onto the Land of existing improvements located on adjoining land.
3. Unmarketable Title.
4. No right of access to and from the Land.
5. The violation or enforcement of any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
  - (a) the occupancy, use, or enjoyment of the Land;
  - (b) the character, dimensions, or location of any improvement erected on the Land;
  - (c) the subdivision of land; or
  - (d) environmental protectionif a notice, describing any part of the Land, is recorded in the Public Records setting forth the violation or intention to enforce, but only to the extent of the violation or enforcement referred to in that notice.
6. An enforcement action based on the exercise of a governmental police power not covered by Covered Risk 5 if a notice of the enforcement action, describing any part of the Land, is recorded in the Public Records, but only to the extent of the enforcement referred to in that notice.
7. The exercise of the rights of eminent domain if a notice of the exercise, describing any part of the Land, is recorded in the Public Records.
8. Any taking by a governmental body that has occurred and is binding on the rights of a purchaser for value without Knowledge.

Countersigned by:

Authorized Countersignature

Bay Area Title Services, LLC

Company Name

1711 Congress Street

Portland, ME 04102

City, State



Frederick H. Eppinger  
President and CEO

Denise Carraux  
Secretary

For coverage information or assistance resolving a complaint, call (800) 729-1902 or visit [www.stewart.com](http://www.stewart.com). To make a claim, furnish written notice in accordance with Section 3 of the Conditions.



Stewart Title Guaranty Company  
OWNER'S POLICY  
SCHEDULE A

File No.: 2020-1179

Premium: \$ 450.00

LOAN	POLICY NUMBER * NONE *	DATE OF POLICY	AMOUNT OF INSURANCE	PREMIUM \$0.00
OWNER	POLICY NUMBER O-0000-406254108	DATE OF POLICY December 14, 2020 at 2:08 PM	AMOUNT OF INSURANCE \$150,000.00	PREMIUM \$450.00

1. Name of Insured:

Ladies of the Lakes, LLC

2. The estate or interest in the land which is covered by this policy is:

Fee Simple

3. Title to the estate or interest in the land is vested in the insured.

Ladies of the Lakes, LLC

4. The land herein described is encumbered by the following mortgage or deed of trust, and assignments:

5. The land referred to in this policy is described as follows:

See Exhibit "A" Legal Description attached hereto and made a part hereof.

Address of Property (For identification purposes only):

Street: 11 School Street, Belgrade ME 04917

County: Kennebec

State: Maine

Unit/Lot: Condo/Subdiv:

This policy valid only if Schedule B is attached.

COUNTERSIGNED:



BY

Authorized Signatory  
Bay Area Title Services, LLC

## Dwelling Basic Quote

American Modern Property and Casualty Insurance Company  
Policy Period: 12/08/2020 - 12/08/2021 Policy Term: Annual  
Date of Quote: 12/08/2020 Policy Type: Dwelling Basic  
Submission Number: 000-630-60-77



### DWELLING INFORMATION

**Dwelling #1:** 11 SCHOOL STREET, BELGRADE LAKES ME 04918

#### Dwelling Details

<b>Occupancy:</b>	<b>Residence Type:</b>	<b>Territory:</b>	<b>Protection Class Code:</b>
Vacant	1 Family Residence	1	6

<b>Year Built:</b>	<b>Construction Type:</b>	<b>Year Roof Replaced:</b>
1901	Frame	2010

### COVERAGE INFORMATION

#### Dwelling Coverages

**Dwelling #1:** 11 SCHOOL STREET, BELGRADE LAKES ME 04918

Coverage	Limit / Description	Premium
Dwelling (Fire & Extended Coverage)		\$1507.00
Limit	150,000	
Loss Settlement	Actual Cash Value	
All Other Peril Deductible	1,000	
Other Structures	15,000	Included
Loss Settlement	Actual Cash Value	
Premises Liability	300,000	\$100.00
Medical Payments	500 Per person/25,000 Per occurrence	Included
Property Manager Premises Liability Extension		Included
Builder's Risk Renovation and/or New Construction		\$75.00
Fire Department Service Charge	500	Included
Mold Exclusion - Premises Liability		Included
	<b>Premium</b>	<b>\$1,682.00</b>

### IMPORTANT NOTICE

This is an insurance quote only, and is not a binder or confirmation of coverage. This quote is subject to change based on final underwriting review. Coverage will not begin until after you have provided your agent with all required documentation and you have been notified that the insurance company has accepted your application.

Thank you for this opportunity to provide an insurance quote for your consideration. If you have any questions about the premium, coverages or payment options, please give us a call.

## ing Basic Quote

American Modern Property and Casualty Insurance Company  
Policy Period: 12/08/2020 - 12/08/2021 Policy Term: Annual  
Effective Date of Quote: 12/08/2020 Policy Type: Dwelling Basic  
Submission Number: 000-630-60-77



### POLICY INFORMATION

#### Client Information

Primary Named Insured:  
LADIES OF LAKES LLC  
PO BOX 562  
BELGRADE LAKES ME 04918-0562

Applicant's Primary Phone: (207) 495-2088  
Federal Employer ID Number:

Has the applicant moved in the last 60 days? No

Previous Address:

#### Additional Named Insureds and Designees

Name:  
ALICE STOLARZ  
Relationship to Primary Named Insured:  
Primary Named Insured

Address:  
154 GLENMOOR CIR N, EASTON PA 18045-2179  
Description of Interest:  
ADDITIONAL NAMED INSURED

Name:  
KATHRYN DIBERARDINO  
Relationship to Primary Named Insured:  
Primary Named Insured

Address:  
PO BOX 562, BELGRADE LAKES ME 04918-0562  
Description of Interest:  
ADDITIONAL NAMED INSURED

#### Agency Information

Contracted Agency: IVANTAGE SELECT AGENCY INC -  
#302619

Your Agent: DESCHAMP INSURANCE- #057352

Contracted Agency Address:  
POST OFFICE BOX 5323  
CINCINNATI OH 45201

Your Agent Address:  
303 STATE STREET  
AUGUSTA ME 04330

Contracted Agency Phone Number: (800) 543-2644

Your Agent Phone Number: (207) 626-0001

### POLICY PREMIUM SUMMARY

Total Premium:	\$1,682.00
Taxes and Fees:	\$0.00
Total Cost:	\$1,682.00

#### Policy Discounts

Paperless Discount  
Claims Free Discount  
Auto/Home Discount

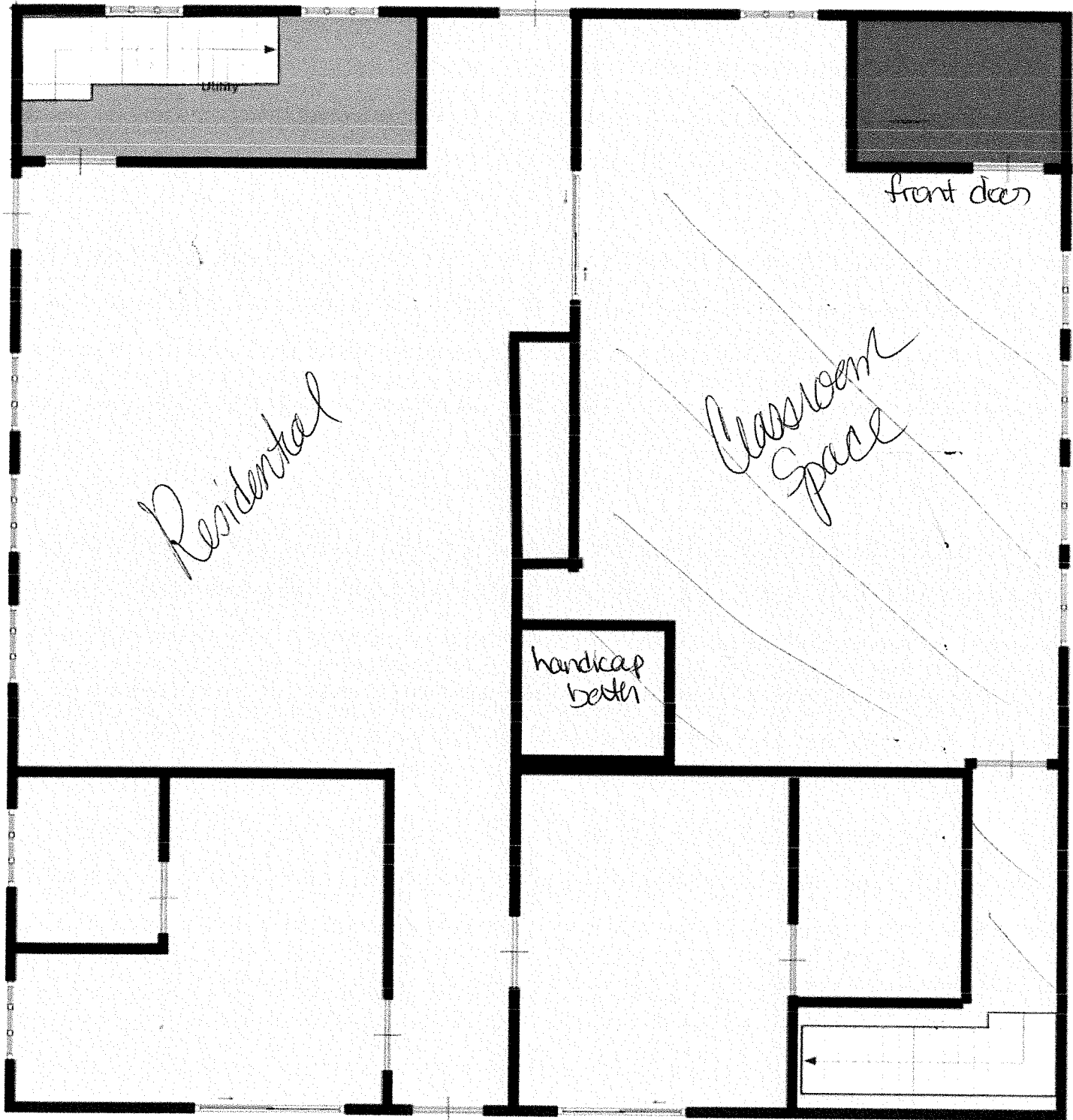




This will  
be the  
classroom  
entrance

The building has not been empty & neglected for many years.





16' 8 1/4"

5' 3"

12' 2 3/4"

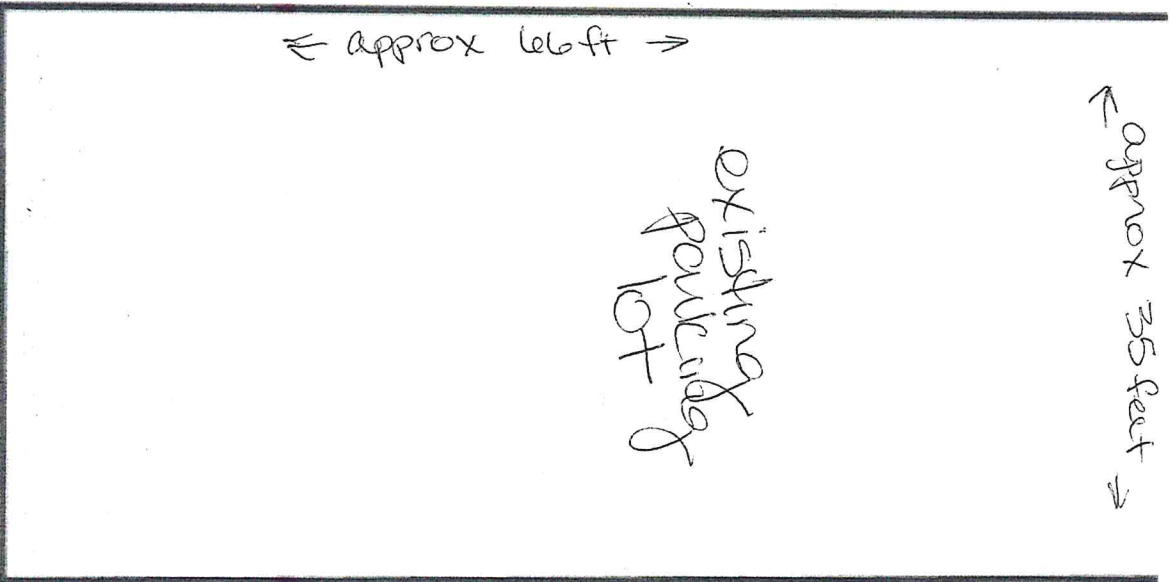
11' 10 1/2"

15' 5 7/8"

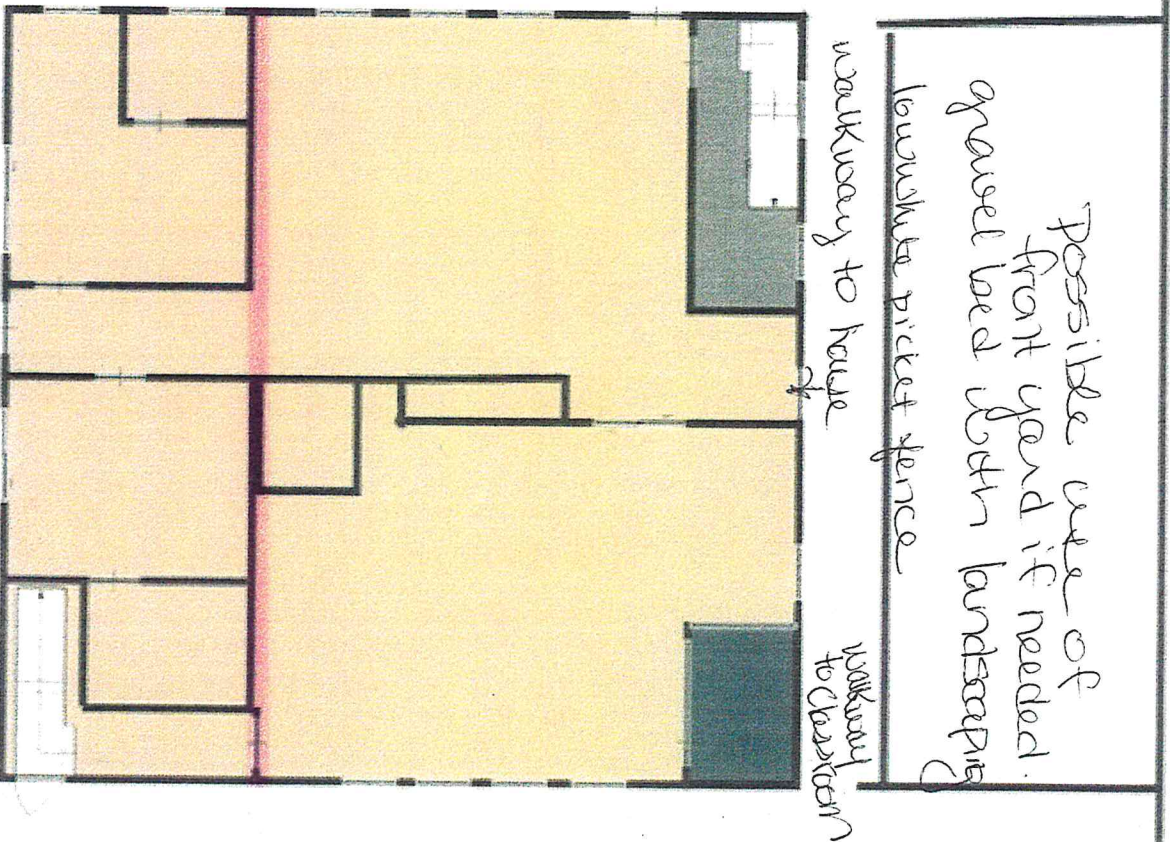
26' 7 1/4"

6' 5 1/4"

# School Street

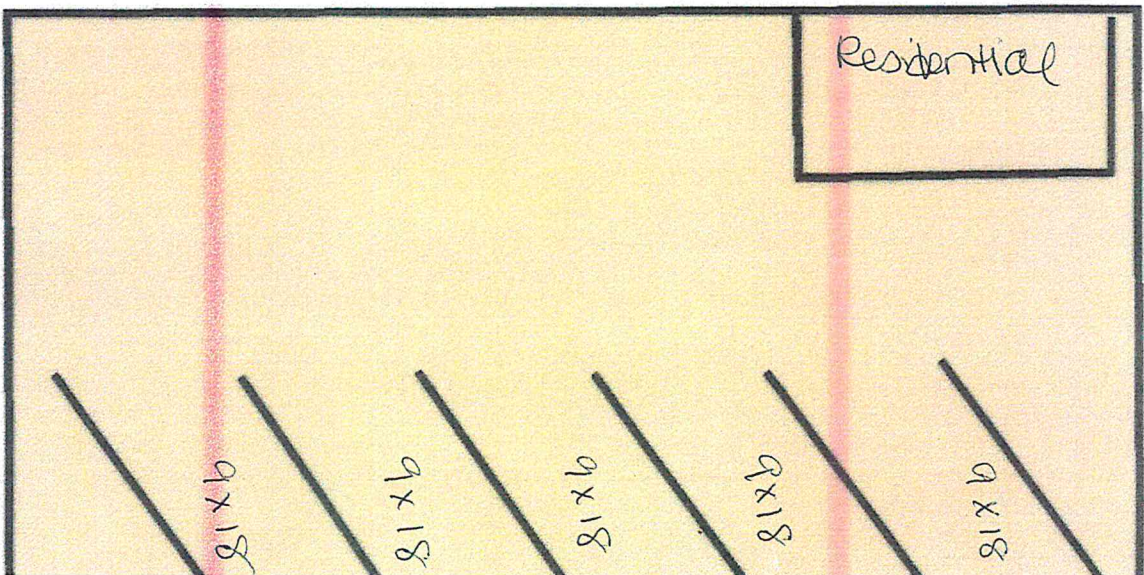


landscaping



possibility to extend but not planning to





## Anthony Wilson

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**From:** Kate <katediber@gmail.com>  
**Sent:** Monday, May 3, 2021 10:34 AM  
**To:** Anthony Wilson  
**Subject:** Re: Planning Board application

### EXTERNAL MESSAGE:

Good Morning Anthony,

Thank you for explaining what more was needed for my Classroom at the The Schoolhouse application. I will get another detailed site plan (on graph paper) along to you tomorrow.

I respectfully request a waiver for the following: "Storm water and phosphorous are not addressed, and some readily available required submissions are missing – National Wetlands mapping, Beginning with Habitat mapping, Natural Areas Program review, soils map, flood plains map, etc." as there will be no change to anything outside the building other than some landscaping along the house. The renovation required to restore this abandoned building involves just interior work.

Many thanks,  
Kate DiBerardino

On Mon, May 3, 2021 at 10:10 AM Anthony Wilson <[townmanager@townofbelgrade.com](mailto:townmanager@townofbelgrade.com)> wrote:  
Kate, here are the comments from the Planning Board member:

It lacks a to-scale site plan, but some of the elements are there (e.g. the parking layout, building layout, etc.). Storm water and phosphorous are not addressed, and some readily available required submissions are missing – National Wetlands mapping, Beginning with Habitat mapping, Natural Areas Program review, soils map, flood plains map, etc. But since no outdoor construction is proposed, they may be eligible to be waived if the applicant requested in writing. My best guess is that because of its simplicity and more complete starting point, we may be able to bring this application to a point where decisions can be made by the Board somewhat sooner.

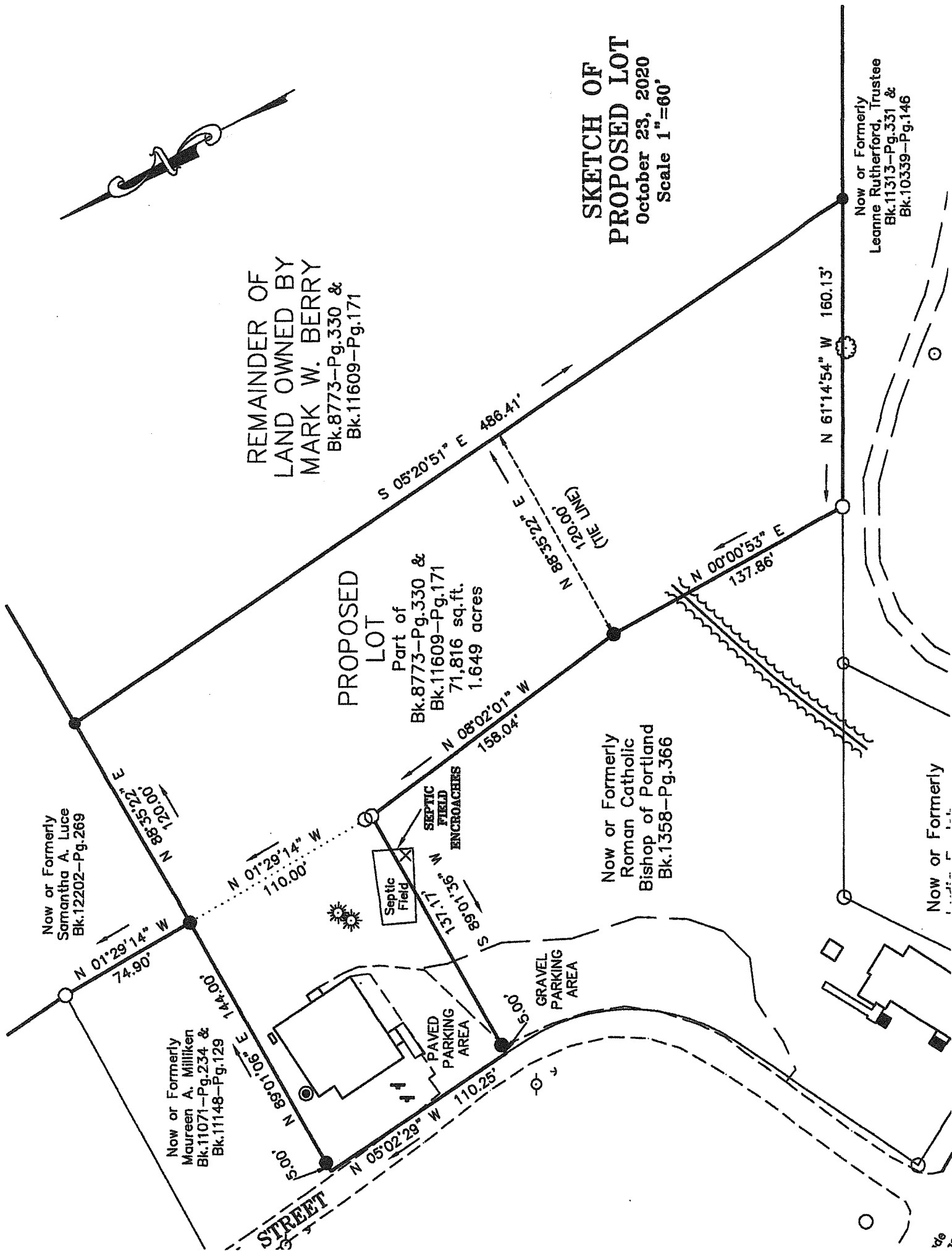
As I mentioned, feel free to email me or call me at one of the numbers below if we can be of any further assistance.

Anthony Wilson  
Town Manager  
Town of Belgrade

Office: 207-495-2258  
Cell: 207-592-6031

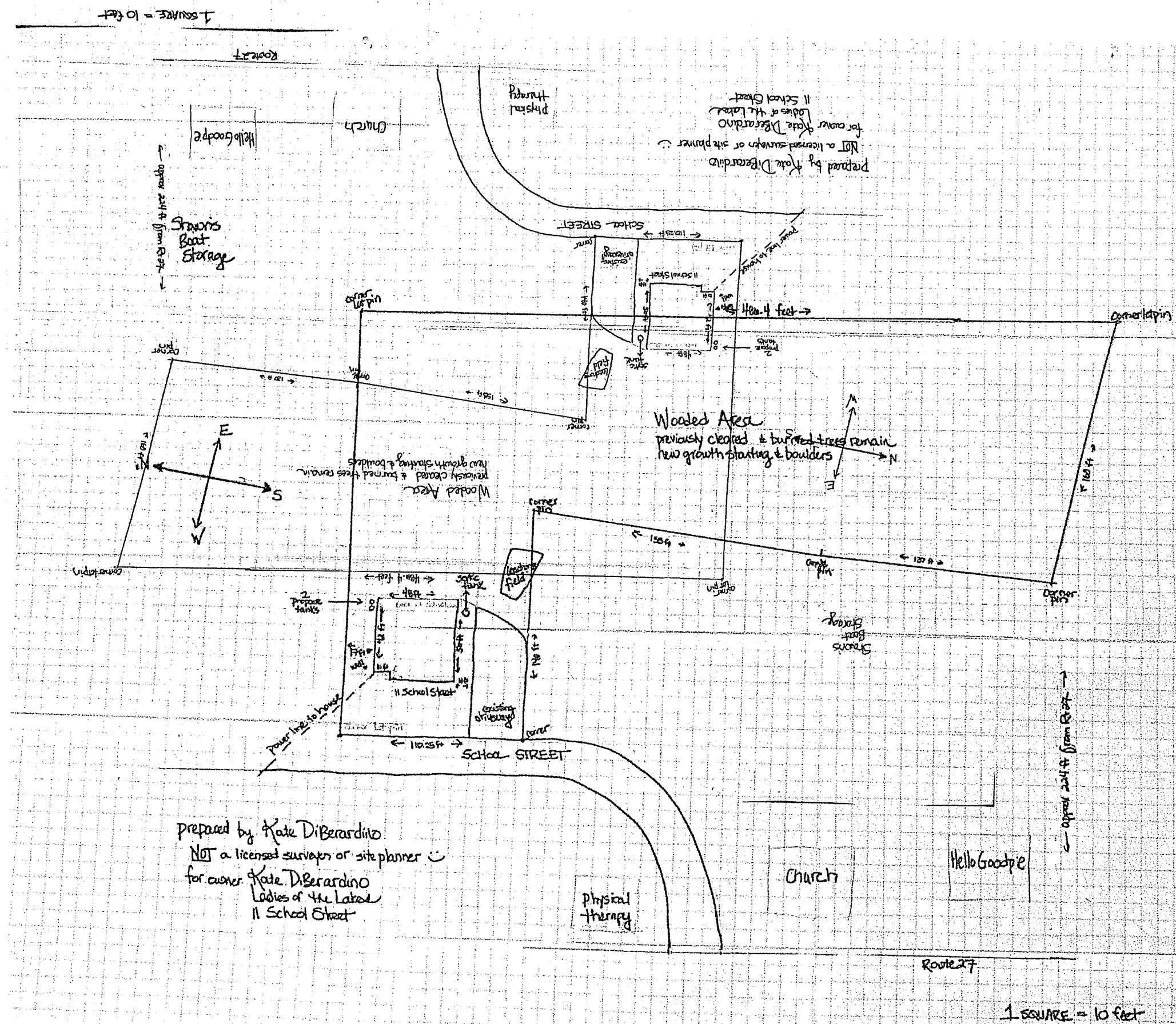
Town Office  
990 Augusta Road  
Belgrade, ME 04917

[townofbelgrade.com](http://townofbelgrade.com)



SKETCH OF  
PROPOSED LOT  
October 23, 2020  
Scale 1"=60'





## deputyclerk

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**From:** George Seel <georgeseel@outlook.com>  
**Sent:** Thursday, April 29, 2021 7:06 PM  
**To:** Gary Fuller; crgsnbe@yahoo.com; Julie Morrison; Mary Vogel; Peter Rushton; perushton@roadrunner.com; peterfsargent@aol.com; Rich Baker; Sara Languet; deputyclerk; Anthony Wilson  
**Cc:** Peter.Rushton@maine.gov  
**Subject:** RE: Shawn Grant

### EXTERNAL MESSAGE:

Gary et al.,

The short answer – I don't know based on the limited information provided.

Is he planning to expand the building or the parking area? If expands by 25% over current footprint of structures (building, parking, etc.) or more than 1200 sq. ft. the ordinance is triggered (Sec. 1.B) of Article 3: Applicability.

Is Belgrade Canoe and Kayak actually currently open for business? Or has it been out of operation for a period of time? Hasn't looked actively in business for quite some time (no inventory, no customers, no sign of commercial use, etc.) when I've driven by, but I don't drive by on a regular basis, so for example if only open for sales on Saturdays, I probably wouldn't know about it. I ask because one of the criteria by which the CDRO could be triggered is 1.E of the Applicability article– "A change in use of an existing non-residential use, in whole or part, to another non-residential use". If business operations will be limited to boat sales and rentals, it certainly would be quite similar to Belgrade Canoe & Kayak back in the day. The definition in the ordinance of "change in use" is worth reviewing however, if you have not already, particularly the last sentence: "Where a question exists as to whether there has been a change of use, the intensity of the use shall be measured as the volume of traffic predicted for the use." Hence my question about whether there has been an interruption in the active operation and use of this property for boat sales, thereby going from zero traffic to whatever traffic the new business would generate.

A related question in my mind to above is – if there has been an interruption in the use of a grandfathered commercial use under the CDRO, is it's grandfathered legal status forfeited or lost, so that when a commercial use is resumed on that property after a time period of no use, it must be approached as a new non-residential use? Does the amount of time period not in active commercial use matter (e.g. 1 month, 1 year, etc.)? I'm guessing this is a question that has been decided by the courts numerous times. The ordinance does not address this issue to the best of my knowledge. If indeed there has been an interruption in the active operation of boat sales at this location, it may be worth consulting MMA Legal to get guidance on the questions above.

Best I can do with the information provided.

George

PS I hope Shawn knows about the possibility of the salt contamination of the well or will have the well tested. The map provided by MDOT to the Planning Board indicates this well was not sampled, possibly due to a lack of access or permission.

Sent from Mail for Windows 10

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**From:** Gary Fuller

**Sent:** Thursday, April 29, 2021 3:26 PM

**To:** George Seel; crgsnbe@yahoo.com; Gary Fuller; Julie Morrison; Mary Vogel; Peter Rushton; perushton@roadrunner.com; peterfsargent@aol.com; Rich Baker; Sara Languet; deputyclerk; Anthony Wilson  
**Cc:** Peter.Rushton@maine.gov  
**Subject:** Shawn Grant

Hi you all just hoping to get some feed back from the board.

Shawn has signed a purchase and sales agreement to buy Belgrade canoe and kayak.

His goal is to have his satellite office here where he may display a few boats that he has for sale as well as keep his rental boats here.

No repairs will be done on this property.

I personally don't feel that this is different than what has taken place here for many years and I think Anthony is in agreement but suggested that I get feed back from the board as to what their opinion is.



## **Town of Belgrade**

### **Planning Board**

**April 15, 2021 / 6 p.m.**

This meeting was conducted online. A recording of the meeting can be viewed at  
<https://www.youtube.com/watch?v=UEFX2enuPfA>.

## **MINUTES**

Present: Planning Board members Peter Rushton, George Seel, Craig Alexander, Rich Baker, Sara Languet, Town Manager Anthony Wilson, Code Enforcement Officer Gary Fuller, Planning Board Secretary Julie Morrison, Michael Hodgins, KVCOG planner Charles Tetelman, Roger Katz, Jeff Allen, Samantha Grant, Shawn Grant, Terry Terhune, Susan Terhune, JTS II, Max Curry, Olivia Spring, Patrick Donahue, Caragh Spring, Paulette MacGovern, Charlie Baeder, Minot, Fords

Meeting called to order at 6:06pm by Chairman Peter Rushton

### **1. OLD BUSINESS**

A. COMMERCIAL DEVELOPMENT APPLICATION – Review commercial permit application submitted by Shawn Grant (dba Brightside Marine). Location: Hulin Road, Map 26 Lots 56, 57 & 58 and Map 25 Lot 56B. Proposed development/land use application: Operate Boat restoration shop and boat storage yard. Proposed name of development or new use: Brightside Wooden Boat Services, Inc.

Motion to edit finding of facts- D as suggested by Michael Hodgins by Craig Alexander. \* after all (add) customer and before tours (add) commercial. Seconded by Rich Baker. All in favor 4-0

Motion to reconsider B-4 \*add the location of 4300 sq ft to revegetation shown on revised plan to be submitted to Planning Board no later than June 6, 2021 by Rich Baker. Seconded by George Seel. All in favor 4-0

Minor changes:

- 1) K- Delete last sentence.
- 2) M- left out result of vote, adding 5-0
- 3) 3-D add \*not after will (Will not)
- 4) Green boat yard was discontinued by the State of Maine.

Motion to approve application with amendments to finding of facts by Rich Baker. Seconded by Craig Alexander. All in favor 4-0

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

Reviewed draft sent April 8, 2021. Charles will make changes discussed during the meeting and will have another final review for the 2<sup>nd</sup> meeting in May to allow the planning board members time to read the draft.

## 2. OTHER BUSINESS

A. Consideration of meeting minutes from April 1, 2021.

Motion to accept the Minutes from April 1, 2021 meeting with amendments by Rich Baker.  
Seconded by George. All in favor 4-0

ADJOURN at 8:57 pm

DRAFT

**Town of Belgrade**  
**Planning Board**  
**April 20, 2021 / 1 p.m.**

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

**<https://www.youtube.com/watch?v=5RrlvKwnTvl>**

**MINUTES**

Present: Planning Board Members Rich Baker, George Seel, Sara Languet, Town Manager Anthony Wilson, Code Enforcement Officer Gary Fuller, Olivia DiPalma, Adam Gardner, Elliot Thayer

Call to Order by Rich Baker, acting Chairman @ 1:02 pm

**1. NEW BUSINESS**

A. SHORELAND APPLICATION – Applicants/Owners: Steve DiPalma. Location: 33 Gables End (Great Pond), Map 37 Lot 29. Purpose: nonconforming lot and nonconforming structure (add second floor over living room for master bedroom and bath).

Finding of facts completed, the following conditions added:

- 1) Follow DEP's stormwater best management practices, Best wastewater practices.
- 2) <https://www.youtube.com/watch?v=5RrlvKwnTvl> Provide subsurface wastewater disposal system inspection to CEO prior to construction.
- 3) Maximum height may not exceed 25 ft, measured by lowest part of land (lake side).

Motion by George Seel to approve the project with conditions listed. Sara Languet seconded, 3-0 all in favor. Approved.

B. 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, the following issues noted:

- 1) Height
- 2) Show cleared opening.
- 3) Provide septic system approval signed by CEO Gary Fuller

Motion by George Seel to table till amended elevation survey with new drawing/amended application with cleared opening & Septic system approval provided. Sara Languet seconded, 3-0 approved.

\*Info to be submitted by April 29, 2021 to be on May 6, 2021 agenda.

C. SHORELAND APPLICATION – 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).

After discussion George Seel motioned to table until site visit completed and revised building plan for height submitted. Sara Languet seconded, 3-0 approved.

\*Site visit scheduled for Tuesday April 27, 2021 @ 3pm. Will be reviewed at meeting May 6, 2021.

## 2. OTHER BUSINESS

A. Consideration of meeting minutes from April 13, 2021.

Sara Languet motion to approve April 13, 2021 minutes with adjustment \*(Rich Baker, acting chairman). George Seel seconded 3-0 approved.

MEETING ADJOURNED @ 4pm