

**Town of Belgrade
Planning Board
June 17, 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 – ** Permit amendment request **

Applicant/Owner: Frederic Rancourt.

Location: 93 Ambrose Cove Road (Messalonskee Lake), Map 47 Lot 2

Purpose: nonconforming lot and non-conforming structure relocate 10 x 16 shed as previously approved by the PB on April 13, 2021. Move shed from under the power line.

2. NEW BUSINESS

A. SHORELAND APPLICATION –

Applicant/Owner: Robert Douglas/Catherine Gemma

Location: 43 Lupine Drive (Belgrade Stream), Map 4 Lot 47

Purpose: Add 10'x20' shed (conforming structure) on a non-conforming lot.

**B. COMMERCIAL DEVELOPMENT in SHORELAND ZONE APPLICATION –
** Change of use of prior approved application ****

Applicants/Owners: Brightside Wooden Boat Services, Inc. / Shawn Grant

Location: 21 Hulin Road, Map 26 Lot 58

Purpose: New commercial use (home-occupation business to a commercial operation). No new construction.

C. SHORELAND APPLICATION –

Applicant/Owner: Summit Construction / Tim Pieh & Amy Madden

Location: 33 Rough Lane (Great Pond), Map 33 Lot 7-B

Purpose: Construct 8'x12' addition for a bedroom (non-conforming structure and non-conforming lot).

3. OTHER BUSINESS

A. Consideration of **meeting minutes** from May 20, 2021 and June 3, 2021.

ADJOURN

Fred Rancourt
11 Lens Ave
Portsmouth, NH 03801
603-436-3462
susanfredrancourt@gmail.com

5/14/2021

Planning Board
Town of Belgrade, Maine

Gentlemen:

This letter refers to my approved Building Permit #21-15 attached. I am requesting to relocate the 10 x 16 Shed as shown on the revised Site plan attached. Purpose of this change is to move the shed out from under the power line. This was a concern brought to my attention by the planning board. I request Planning Board approval of the new location which is 123 ft from Lake, 22 ft from northerly property line and 61 ft from westerly property line as shown on revised Site plan.

Sincerely,

Frederic Rancourt

TOWN OF BELGRADE BUILDING PERMIT

ANY DEVIATION FROM PERMIT
REQUIRES APPROVAL BY

PB ☒ / CEO ☐

Number 15
Map # 47 Lot # 2
Application # 21-15

Issued to: Frederic Rancourt

Mailing Address For Permit: 11 Lens Ave, Portsmouth NH 03801

For Following Uses: Construct a 10'x30' deck on side of house & construct 10'x16' shed

Location Of Property: 93 Ambrose Cove Rd : Messalonskee Lake

The following conditions and safeguards are prescribed as authorized in Section 12 B.7 of the Ordinance.
Any Violation of these conditions shall be a violation of the ordinance.

1. Manage stormwater run-off from new or expanded structures in accordance
2. with section 15(1) of the Belgrade SZO and Maine DEP's Best Management
3. Practices as outlined in the Conservation Practices for Homeowner's
4. publication. Such measures are to be put in place prior to building use.
5. _____

Issue Date: 04/13/2021

Expiration Date: 04/13/2022

CEO: _____

PLEASE NOTE:

CONTACT CODE ENFORCEMENT OFFICER
WHEN PROJECT HAS BEEN COMPLETED
FOR FINAL INSPECTION.

CALL: HM: 495-3868 OR OFFICE: 495-2258

Planning Board: _____

George Sull

41B83EDEA4F34E0

DocuSigned by:

DocuSigned by:

Dora Fungne

0402929691C1478...

E58A053853E244F...

Fee: \$52.60 paid

☒ Shoreland
 Certified Contractor
 Number # _____
☐ Non Shoreland

Town of Belgrade, Maine
APPLICATION FOR PERMIT

990 Augusta Road Belgrade Me 04917
 207-495-2258
 Application # 21-15
 Map# 47 Lot# 2
 Permit# 15

Date Logged 3/29/21 Date Rec'd by PB/CEO 3/29/21 \$ 52.00 Fee Paid Receipt# 1440

003-969-5325

- Applicant:
 Name Frederic Rancourt
 Mailing Addr 11 Lens Ave. Portsmouth
 State/Zip NH 03801 Phone# 603-436-3462
- Owner (if other than applicant):
 Name _____
 Mailing Addr _____
 State/Zip _____ Phone# _____
- Specific location of property 93 Ambrose Cove Rd. Map# 47 Lot# 02
 Name of Lake/Pond/Stream (if applicable) Messalonskee Lake
- Current use of property (check all that apply)
☒ Residential/Recreational; _____ Individual Private Campsite; _____ Commercial; _____ Industrial; _____ Other
- Proposed construction or change in use: To construct a 10' x 30' Deck on side of house and to construct a 10' x 16' shed as shown on attached drawing.
- Existing sewage disposal system type and capacity: 1000 Gal. Concrete Tank with pump to Leach Field.
 Present number of bedrooms 3; Bedrooms to be added under this application 0 Installed 9/2001.
 When did you purchase the property within Shoreland Zone? 4/1985 (month/year) If after 11/6/18, attach copy of septic system inspection report documenting it is not malfunctioning.
- Total lot area 18,000 sq. ft.; Lot area within the Shoreland Zone 18,000 sq. ft.
- Square footage of unvegetated surface within shoreland zone including all structures, driveways, parking, walkways and patios. 1224 sq. ft.
- What is the total area of cleared openings of woody vegetation (Sqft) 10,000 sq. ft.
- 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 1160 sq. ft.
 Proposed Structure Square Footage Deck = 300 sq. ft. Shed = 160 sq. ft.

*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: Frederic Rancourt 3/25/21

Signature: _____

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

TOWN USE ONLY 3-0

DECISION: ☒ APPROVE _____ DISAPPROVED

Conditions Manage stormwater run-off from new or expanded structures in accordance with section 15(B) of the Belgrade SDO and ME DEP's Best Management Practices as outlined in the Conservation Practices for Homeowners publication. Such measures due to be put in place prior to building use.

Date: 4/13/2021 PB ☒ CEO _____

DocuSigned by:
 Signatures:

George Sul

DocuSigned by:

Dora Funguel

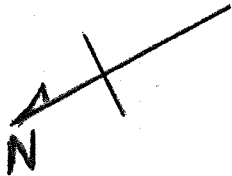
DocuSigned by:

Ruth Baker

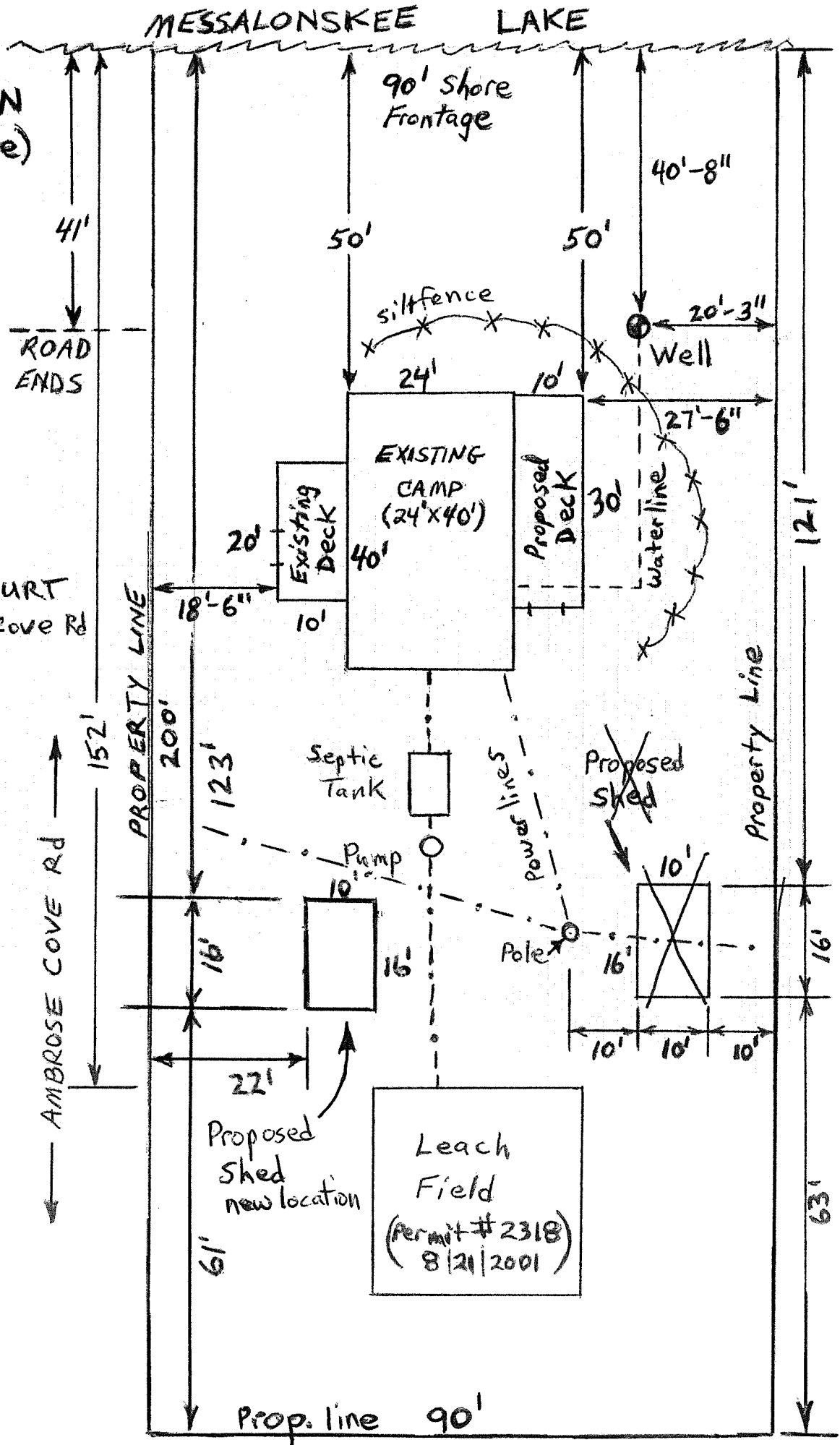
DB02929691C1478...

SITE PLAN
(to-Scale)

Scale:
 $\frac{1}{2}'' = 10'$



FRED RANCOURT
93 Ambrose Cove Rd



Memo

To: Planning Board
From: Gary Fuller, Code Enforcement Officer
Date: april 6-10-21
Re
Robert
Douglas
Catherine
Gemma

☒ Non-conforming lot

Issues involved in this application include:

- 1) Construct storage shed

I would encourage you to focus on:

- Beyond 75 the maximum size is 1500 sq. feet most of this structure is outside of the 100 ft. setback.
-
-

Questions you might want the applicant to address include:

I would recommend you approve/reject this application based on ...

Approve

☒ Shoreland

Certified Contractor

Number 1789

☐ Non Shoreland

Town of Belgrade, Maine APPLICATION FOR PERMIT

990 Augusta Road Belgrade Me 04917

Application # 20-21 207-495-2258

Map# 4 Lot# 47

Permit# 20

Date Logged 3/3/21 Date Rec'd by PB/CEO \$37⁰⁰ Fee Paid Receipt# 1485

1. Applicant:

Name ROBERT DOUGLAS / CATHERINE GEMMA
Mailing Addr 30 MURRAY CIRCLE RAYNHAM
State/Zip MA 02767 Phone# 941-266

2. Owner (if other than applicant):

Name SAME
Mailing Addr _____
State/Zip _____ Phone# _____

3. Specific location of property 43 LUPINE DR. BELGRADE Map# 4 Lot# 47
Name of Lake/Pond/Stream (if applicable) BELGRADE STREAM

4. Current use of property (check all that apply) email: cg@catherinegemma.com
☒ Residential/Recreational; _____ Individual Private Campsite; _____ Commercial; _____ Industrial; _____ Other

5. Proposed construction or change in use: ADD SHED

6. Existing sewage disposal system type and capacity: SEPTIC 2BR 1,000GAL CONCRETE
Present number of bedrooms 2; Bedrooms to be added under this application 0
When did you purchase the property within Shoreland Zone? 11/2020 (month/year) If after 11/6/18, attach copy of septic system inspection report documenting it is not malfunctioning.

7. Total lot area .97A; Lot area within the Shoreland Zone .97A

8. Square footage of unvegetated surface within shoreland zone including all structures, driveways, parking, walkways and patios. 13,845 sq'

9. What is the total area of cleared openings of woody vegetation (Sqft) 12,715 sq'

10. Total number of structures on the lots 2. A site plan to-scale MUST accompany this application and be prepared in accordance with the requirements on the attached Instruction Sheet (Item #10 on the Instruction Sheet). All required attachments must accompany this application.

Present Structure Square Footage _____

Proposed Structure Square Footage 200 sq'

*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: R.D. Douglas

Signature: C. Gemma

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

TOWN USE ONLY

DECISION: _____ APPROVE _____ DISAPPROVED

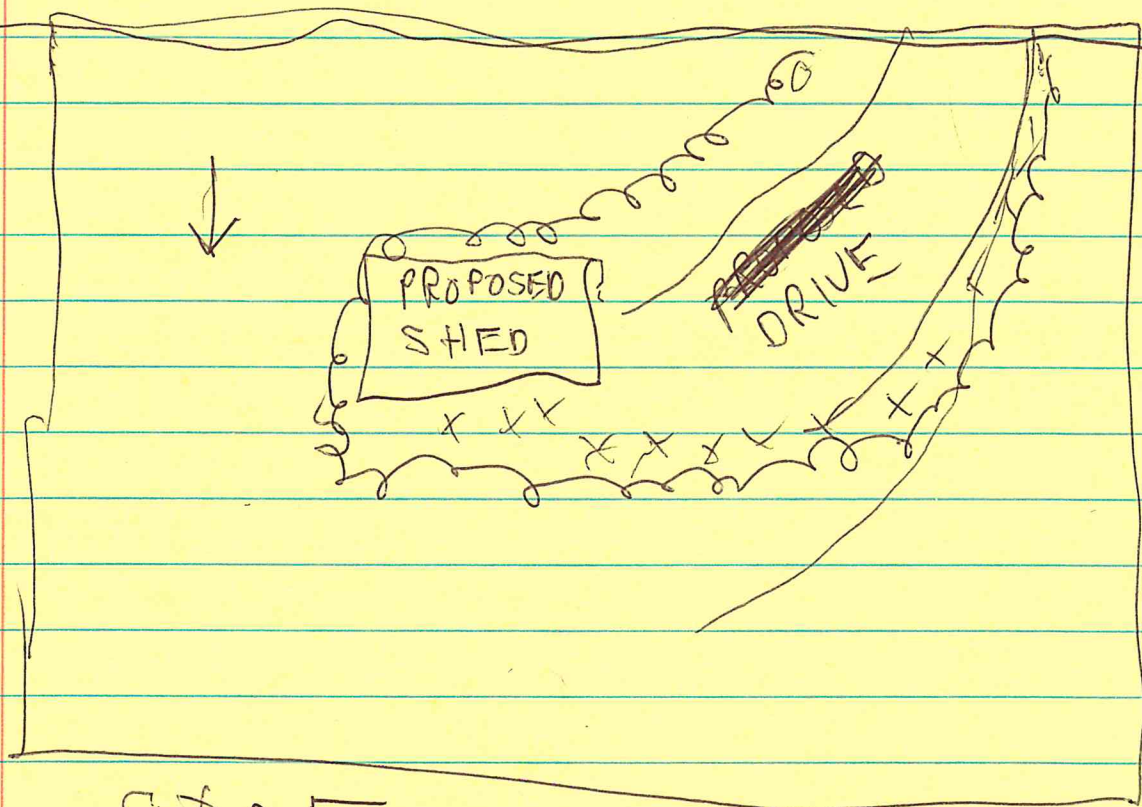
Conditions _____

Date: _____ PB _____ CEO _____

Signatures: _____

DAVID STEVENS EROSION & SEDIMENTATION
#1789 CONTROL CERTIFICATE
EXP 12/31/22

PRIVATE ROAD

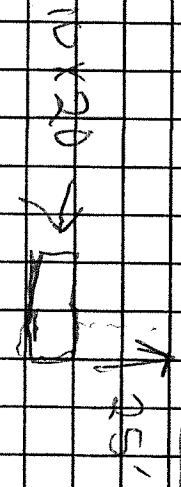
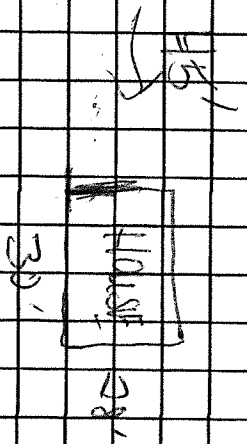


STREAM

10' 10' 10' 10'

10' 10'

10' 10'



10' 10'

10' 10'

10' 10'

10' 10'

Jerald C Smith & Son

669 Troy Road, Burnham, Maine 04922
 Septic System Inspections
 System Evaluations / Trouble Shooting / Repairs

PROPERTY INFORMATION

Address:	43 Lupine Drive	Lot Size:	0.97± Acres
Municipality:	Belgrade, Maine 04917	Tax Map No:	4
County:	Kennebec	Lot No:	47
Buyer:	Last Name: _____ First Name: _____		

SYSTEM INFORMATION*Collected During Records Search and Site Visit*

Type:	Pre June 1974	x Post June 1974	Design Capacity	GAL
Dates:	Designed	Permitted	Permit No.	
Current Use:	x Single Family Dwelling - 2 BDRMS	Multiple Family Dwelling - UNITS	Commercial	Other
Treatment Tank:	1,000 GAL	Steel	x Concrete	Plastic
			Fiberglass	UNKN
Disposal Area:	Cesspool	Trench	Stone Bed	x Proprietary Device: Concrete Chambers
				Other
Designer:				License No.
Installer:				Vol. Cert. No.

INSPECTION INFORMATION*Conclusions Drawn from Records Search and Site Visit*

Findings:	Malfunction per Rules Identified:	Yes	x No	See Narratives
	System Deficiencies Identified:	x Yes	No	x See Narratives
	Further Investigation Suggested:	Yes	x No	See Narratives

Conclusion:	No Corrective Action Needed	x Corrective Action Recommended
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Disclaimer: On the date noted below I completed an inspection of the subsurface wastewater disposal system serving the subject property. The inspection included a review of the property owner, municipal and state records as appropriate, and a visit to the property. This report was completed in accordance with minimum reporting criteria established by the Maine Department of Human Services and adapted in part from the "Maine Septic System Inspection Guidelines" prepared by the Maine Association of Site Evaluators. The information contained in this document accurately describes the conditions observed relative to the specific items referenced in this report that existed on the inspection date. No warranty is made or implied that the conditions described herein are representative of past conditions; will continue beyond the inspection date; or that the subsurface wastewater disposal system will function in compliance with the Maine Subsurface Wastewater Disposal Rules. No interference can be made regarding the condition, status, or functionality of any system characteristic not specifically described in this report.

SEE REVERSE SIDE OF THIS PAGE FOR GENERAL INFORMATION REGARDING THE INSPECTION PROCESS

Jerald C. Smith	818	11/12/2020
Subsurface Wastewater Disposal System Inspector	Vol. Cert. No.	Date

Jerad L. Smith	828	11/12/2020
Subsurface Wastewater Disposal System Inspector	Vol. Cert. No.	Date

2017-10-01/3

Jerald C Smith & Son
 669 Troy Road, Burnham, Maine 04922
Septic System Inspections
System Evaluations / Trouble Shooting / Repairs

INSPECTION ITEMS		YES	NO	UNKN	N/A	COMMENTS
1	System Records Search Done	X				see narratives
a.	Design Plan Exists			X		
b.	Permit Exists			X		
c.	Water Use Records Exist		X			private water supply
d.	Maintenance Records Exist			X		see seller's disclosure
						Corrective Action Recommended (See Narrative)
1 Records		No System Deficiencies Noted.				
1.a.	X	System plan unable to be located.				NO
1.b.		Plan with permit sticker unable to be located.				
1.c.	X	See narratives below.				YES

1. System Records Narrative: The copy of the Application provided on the day of the inspection, did not match the system that I located. A record search may be conducted at the town office or on the maine.gov website. The HHE-200 Application would determine the daily design flow and number of bedrooms the system was designed for. The system serves a 2-bedroom single family dwelling, which is presently vacant.

Jerald C Smith & Son

669 Troy Road, Burnham, Maine 04922

Septic System Inspections

System Evaluations / Trouble Shooting / Repairs

2017-10-01/0

INSPECTION ITEMS		YES	NO	UNKN	N/A	COMMENTS
2	Internal Plumbing Review Done	X				see narratives
a.	Structure Currently Occupied		X			vacant
b.	Garbage Disposal Present		X			no garbage disposal present
c.	Water Treatment Unit Present		X			no water treatment unit present
d.	Clothes Washer Present	X				clothes washer hook-up connected to septic
e.	All Fixtures Connected to System	X				all fixtures connected to the septic system

			Corrective Action Recommended <small>(See Narrative)</small>
2 Internal	X	No System Deficiencies Noted.	NO
2.a.		Plumbing fixture(s) not connected to a system.	
2.b.		Garbage Disposal Present.	
2.c.		Sump pump connected to septic system.	
2.d.		See narratives below.	

2. Internal Plumbing Narrative: All of the plumbing fixtures appeared to be connected to the septic system.

Jerald C Smith & Son

669 Troy Road, Burnham, Maine 04922

Septic System Inspections

System Evaluations / Trouble Shooting / Repairs

INSPECTION ITEMS		YES	NO	UNKN	N/A	COMMENTS
3	Septic Tank Present	X				see narratives
a.	General Condition OK	X				concrete
b.	Size OK	X				1,000-gallons
c.	Access for Pumping OK	X				concrete access riser present
d.	Baffles OK		X			baffle is too high in lift tank (see narratives)
e.	Liquid Levels OK	X				at outlet invert
f.	Solids Level OK	X				meets state standards
						Corrective Action Recommended (See Narrative)
3 Tank		No System Deficiencies Noted.				
3.a.		> 12" excavation needed to pump tank.				
3.b.		Cracks/corrosion visible in observed portion of tank				
3.c.		Tank undersized for current use.				
3.d.		Observed tank not water tight.				
3.e.		Observed inlet/outlet pipes damaged.				
3.f.	X	Outlet baffle too high in lift tank.				YES
3.g.		Solids/scum exceed 1/3 capacity of tank.				
3.h.	X	Observed center access riser damaged.				YES

3. Septic Tank Narrative: A 1,000-gallon concrete septic tank was located to the right of the dwelling, 6-8 in. below the surface. Access risers were installed on the center and outlet access covers at surface grade. The center riser had shifted and was damaged on the bottom. It appeared that if the riser were reset that it would not seal and may allow dirt to enter due to the chunk of concrete missing. Observed portions of the tank and solid levels were satisfactory. The outlet baffle, which is located in the lift tank consisted of a PL-68 filter baffle with the filter cartridge removed. This utilizes the baffle as a standard 4 in. tee baffle. However, the baffle was too high in the lift tank and effluent was spilling in from the side hole that the pressure line exits. In my opinion, the septic tank will be in satisfactory condition once the riser is replaced and a new baffle is installed.

Note: The septic tank was located 68' from the lake.



center access riser has shifted



chunk of concrete missing from the bottom of the riser



effluent is entering the lift tank from the pressure line exit hole and not baffle



PL-68 outlet filter baffle

Jerald C Smith & Son
 669 Troy Road, Burnham, Maine 04922
Septic System Inspections
System Evaluations / Trouble Shooting / Repairs

INSPECTION ITEMS		YES	NO	UNKN	N/A	COMMENTS
4	Pump & Wetwell Present	X				see narratives
a.	General Condition OK	X				concrete
b.	Pump, Alarm & Circuit OK		X			horn not sounding on alarm
c.	Access for Service OK	X				concrete access riser present
d.	Float Switches OK	X				meets state standards
						Corrective Action Recommended (See Narrative)
4 Pump		No System Deficiencies Noted.				
4.a.		Excavation needed to service lift station components.				
4.b.		Cracks/corrosion visible in lift station wall.				
4.c.		Effluent pump inoperable.				
4.d.		Alarm inoperable or missing.				
4.e.		Pump and alarm on common circuit.				
4.f.		Roots present in lift station.				
4.g.	X	Horn not sounding on high water audible alarm.				YES

4. Pump & Wetwell Narrative: A built into the septic tank type lift station exists, with a concrete access riser installed above the surface grade. The cover was removed for the inspection. Observed portions of the lift tank were satisfactory. The effluent pump was cycled and found in satisfactory operable condition. The high water audible alarm box light illuminated when the float was raised. However, it did not sound. In my opinion, the lift station will be in compliance once the horn in the alarm box is repaired.



lift station overview



high water audible alarm box

Jerald C Smith & Son

669 Troy Road, Burnham, Maine 04922

*Septic System Inspections**System Evaluations / Trouble Shooting / Repairs*

6. Corrective Actions: 1) Replace the center concrete access riser. 2) Install a new 4 in. PVC tee

baffle. The baffle should be installed so the invert is lower than the pressure line exit hole. The way

it is now, the baffle is not being utilized. 3) Repair the horn in the high water audible alarm.

☒ Shoreland
Certified Contractor
Number # _____
☐ Non Shoreland

Town of Belgrade, Maine
APPLICATION FOR PERMIT

990 Augusta Road Belgrade Me 04917

207-495-2258

Application # 21-45
Map# 26 Lot# 58
Permit# 45

Date Logged 5/18/21 Date Rec'd by PB/CEO 15:00 Fee Paid 25.00 Receipt# 2475

1. Applicant:
Name Brightside Wooden Boat Services, Inc.
Mailing Addr 21 Hulin Road, Belgrade
State/Zip ME / 04917 Phone# 207-778-1706
2. Owner (if other than applicant):
Name same _____
Mailing Addr _____
State/Zip _____ Phone# _____
3. Specific location of property 21 Hulin Road, Belgrade _____ Map# 26 Lot# 34, 35, 56, 57, 58
Name of Lake/Pond/Stream (if applicable) Great Pond _____
4. Current use of property (check all that apply)
X Residential/Recreational; _____ Individual Private Campsite; X Commercial; _____ Industrial; _____ Other
5. Proposed construction or change in use: No new construction, change of use from Home Occupation to Commercial
6. Existing sewage disposal system type and capacity: previously approved by the Town
Present number of bedrooms 3; Bedrooms to be added under this application 0
When did you purchase the property within Shoreland Zone? 01/2006 (month/year) If after 11/6/18, attach copy of septic system inspection report documenting it is not malfunctioning.
7. Total lot area 12.6-Acres +/-; Lot area within the Shoreland Zone 68,875 SF
8. Square footage of unvegetated surface within shoreland zone including all structures, driveways, parking, walkways and patios. 18,547 SF
9. What is the total area of cleared openings of woody vegetation (Sqft) 27,920 SF (lawn only, openings cleared of woody veg.)
10. Total number of structures on the lots 3 (within the shoreland zone). 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 5,476 SF +/- _____

Proposed Structure Square Footage same, no new construction _____

*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. (No new construction is being proposed.)

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: _____

Brightside Wooden Boat Services, Inc.

Application for Shoreland Zone Permit

(Form prepared from the 2018 Shoreland Zoning Ordinance, Section 16.C, pp. 62-65)

Application Narrative

This application for a revised Shoreland Zone Permit is being made by Brightside Wooden Boat Services, Inc., *d.b.a.* Brightside Marine of 21 Hulin Road in Belgrade. The applicant was originally issued a Shoreland Zone Permit by the Planning Board for Home-Occupation activity on May 1, 2008. The requirement to file this application is based solely on the applicant's change of use from a Home-Occupation Business to a Commercial Operation. This Commercial Development Application was approved by the Belgrade Planning Board on April 16, 2021.

No new construction is proposed as part of this application. No changes are being made within the Shoreland Zone.

The following information is requested under Section 16.C.

- 1.) Site Plan - A to-scale site plan is attached to this application. It contains all required elements of the plan as described in Section 16.C.1

- 2.) Signature - The application is signed by the applicant below.


Shawn Grant, Owner Brightside
Wooden Boat Services, Inc.

May 7, 2021
Date

- 3.) The application was received by the following Town of Belgrade Official.

Sheila Thorne
Name

Deputy Clerk
Title

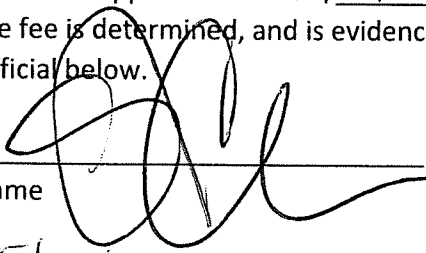
5/28/2021, 2021 at
Date

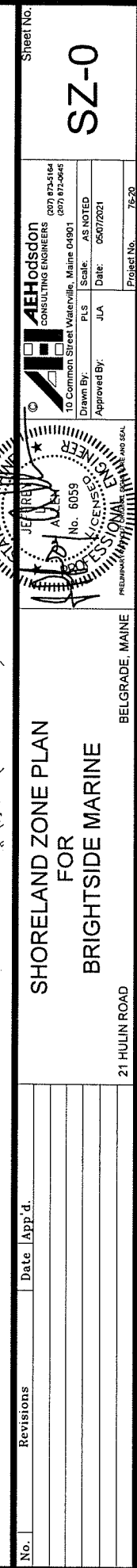
2:11pm
Time

- 4.) Sewer - The property is not served by public sewer. An approved subsurface disposal facility exists for the use of the owner's private home which exists on the site. Employees of Brightside Marina are required to utilize portable toilet facilities which are emptied periodically by a commercial servicing company. No new plumbing permit is being sought as part of this application. No new construction or expansion of any structure is being sought as part of this permit.

The applicant hereby requests for the Local Plumbing Inspector to waive the plumbing permit requirement based on no new use. He further requests, "a [written] statement from the Local Plumbing Inspector that existing subsurface wastewater disposal facilities are approved for the proposed land use or construction and that the application is, therefore, exempt from the requirement that a plumbing permit be filed with the application."

- 5.) No soil disturbance is included as part of this application so no name or MDEP certification number of an earthwork contractor is being provided.
- 6.) No expansion or alteration of any structure is being sought as part of this permit therefore no photographs are being provided.
- 7.) No new disturbed area is created as part of this application; therefore, no stormwater management plan is being provided.
- 8.) Fee – The application fee of \$ 40. was paid at the time of application or when the fee is determined, and is evidenced by the signature of the Town of Belgrade Official below.


Name _____ Title Sheila Sweeney
5/28/2021, 2021 at 2:10 p.m
Date _____ Time _____
Deputy Clerk



☒ Shoreland
Certified Contractor
Number # _____
☐ Non Shoreland

Town of Belgrade, Maine
APPLICATION FOR PERMIT

990 Augusta Road Belgrade Me 04917
207-495-2258

Application # 21-33
Map# 33 Lot# 7B
Permit# 33

Date Logged 5/4/21 Date Rec'd by PB/CEO _____
\$ 8.64 Fee Paid 25.00 Receipt# 2004
\$33.64

1. Applicant:
Name Summit Construction
Mailing Addr 14 lane Rd Readfield
State/Zip Maine 04355 Phone# 620-2036
2. Owner (if other than applicant):
Name Tim Pich/Amy Madden
Mailing Addr 14 Dry Point Drive Rome
State/Zip Maine 04963 Phone# _____
3. Specific location of property 33 Rough lane Belgrade Maine Map# _____ Lot# 7B
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: Eight Feet by twelve feet Addition Bedroom
6. Existing sewage disposal system type and capacity: Holding tank/leach field
Present number of bedrooms 3; Bedrooms to be added under this application 1
When did you purchase the property within Shoreland Zone? 2018/06 (month/year) If after 11/6/18, attach copy of septic system inspection report documenting it is not malfunctioning.
7. Total lot area 13136.32 Feet²; Lot area within the Shoreland Zone 13501.32 Ft²
8. Square footage of unvegetated surface within shoreland zone including all structures, driveways, parking, walkways and patios. 2,025
9. What is the total area of cleared openings of woody vegetation (Sqft) ~~2,025~~ 400
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 1401
Proposed Structure Square Footage 96

*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: [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: _____

☒ Shoreland

Are you a certified contractor?

☐ No

☐ Yes, Lic. #.

☐ Non-Shoreland

Town of Belgrade, Maine APPLICATION FOR PERMIT

990 Augusta Rd, Belgrade, ME 04917

(207) 495-2258

TOWN USE ONLY

8.64
25.00
33.64

Application # 21-33

Map # 33 Lot # 7B

Date Logged: _____ Date Rec'd by PB/CEO _____ Fee Paid 2004 Receipt # 33 Permit # 33

1. Applicant:

Name Summit Construction & Design

Mailing Address 14 Lane Rd R

State/Zip Maine 04355 Telephone # 207-620-2036

2. Owner (if other than applicant):

Name Tim Rich/Amy Madden

Mailing Address 14 Dry Point

State/Zip Maine Telephone # 620-2136

3. Specific location of property 98 Rough Lane Belgrade ME Map # 33 Lot # 7B

Name of Lake/Pond/ Stream (if applicable) Great Pond

Is this lot part of an approved subdivision Yes; No. If yes, name of subdivision _____

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

☒ Residential/Recreational; ☐ Individual Private Campsite; ☐ Commercial; ☐ Industrial; ☐ Other

5. Proposed construction or change in use: 8x12 Addition on Back of Camp

6. Existing sewage disposal system type and capacity: 1200 Gal Tank/Leach Field

Present number of bedrooms 3; Bedrooms to be added under this application 1

7. Total lot area _____; Lot area within the Shoreland Zone _____

8. Total number of structures on the lots _____. A site plan MUST accompany this application and be prepared in accordance with the requirements on the attached Instruction Sheet (Item #9 on the Instruction Sheet).

All required attachments must accompany this application.

	*Floor Area	Footprint Area	*Volume
Present Structure	<u>733 SqFt</u>	<u>1401 SqFt with Decks/Porch</u>	
Proposed Structure	<u>96 SqFt</u>	<u>8x12</u>	

*Required only for structures within Shoreland Zone

If the structure is within the Shoreland Zone, has the structure been expanded since January 1, 1989? Yes; No.

If yes, give date(s) of expansion(s): _____

I/we have obtained and understand the requirements of all Town of Belgrade Ordinances 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: Summit Construction Signature: _____

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

TOWN USE ONLY

DECISION: ☐ APPROVED ☐ DISAPPROVED

Conditions: _____

Date: _____ ☐ P/B ☐ CEO

Signatures: _____

Shoreland Zoning Site Plan Guidance

Town of Belgrade Planning Board

2019

This guidance is intended to assist landowners and contractors applying for a Shoreland Zoning permit which requires a to-scale site plan which they intend to draft themselves.

A site plan is an overhead view of your property as it currently exists and showing whatever construction or activities you are proposing within the Shoreland Zone of a lake, stream, wetland or river. "To-scale" means that your drawing is an accurate representation of the location on the ground and dimensions of all structures and land features on your property – such as 1" on the plan represents 20' on the ground (1"=20'). The easiest means for non-surveyors to draw a to-scale site drawing is on graph paper available from any office supply store. You will also need a pencil and ruler. Here are some suggestions to make this task easier.

1. Determine the dimensions of the lot upon which your proposed construction or activity will be located. You can rely on a property survey drawing if you have one, deed, or the property tax map for your lot. The latter is available at the Belgrade town office.
2. Shoreland Zoning only applies to that area within 250' of the normal high water line of a lake, pond, stream, or wetland. So if you have a large lot, it is only the portion within the Shoreland Zone that requires a site plan.
3. Using a tape measure, measure the location of the features required by the Town's ordinance listed below relative to the closest normal high water line of the water body, side property lines, and roads. Measurements should be to the nearest inch or tenth of foot. Be sure to keep the measuring tape level to assure accurate linear distance measurements.
 - a. Existing and proposed structures,
 - b. Roads and driveways,
 - c. Walkways,
 - d. Waste water disposal system,
 - e. Drinking water well and lines,
 - f. Power lines,
 - g. Rights-of-ways,
 - h. Storm water control measures,
 - i. Property lines,
 - j. Drainage ways and intermittent streams,
 - k. Vegetated areas, and
 - l. The normal high water line of the lake, pond, stream or wetland.
4. While collecting your measurements, be sure you measure the dimensions of all structures, driveways, walkways, and other areas that are not vegetated since this information is needed to answer a question on the permit application asking for the area (sq. ft.) of un-vegetated surfaces.
5. Orient your lot on the 8 ½" x11" graph paper so the longest property line (usually a side property line) runs parallel to the 11" side. When determining at what scale you will draw your site plan, consider the type the graph paper you will be using (e.g. 4, 5 or 10 squares to the inch) and ensure it will fit on the paper. In the example site plan provided, 1"=20' for a 20,000 sq. ft. lot just barely fit on graph paper with 4 squares to the inch. Using 10 squares to the inch graph paper is best for larger lots and structures, or when you wish to be more precise.
6. Do your first draft of your site plan in pencil so you can correct any mistakes.
7. Please be sure your site plan is accurate, legible and shows the scale to which it is drawn. A north arrow will help as well when presenting your proposal to the Board.

8X12 Addition on Back of Camp.

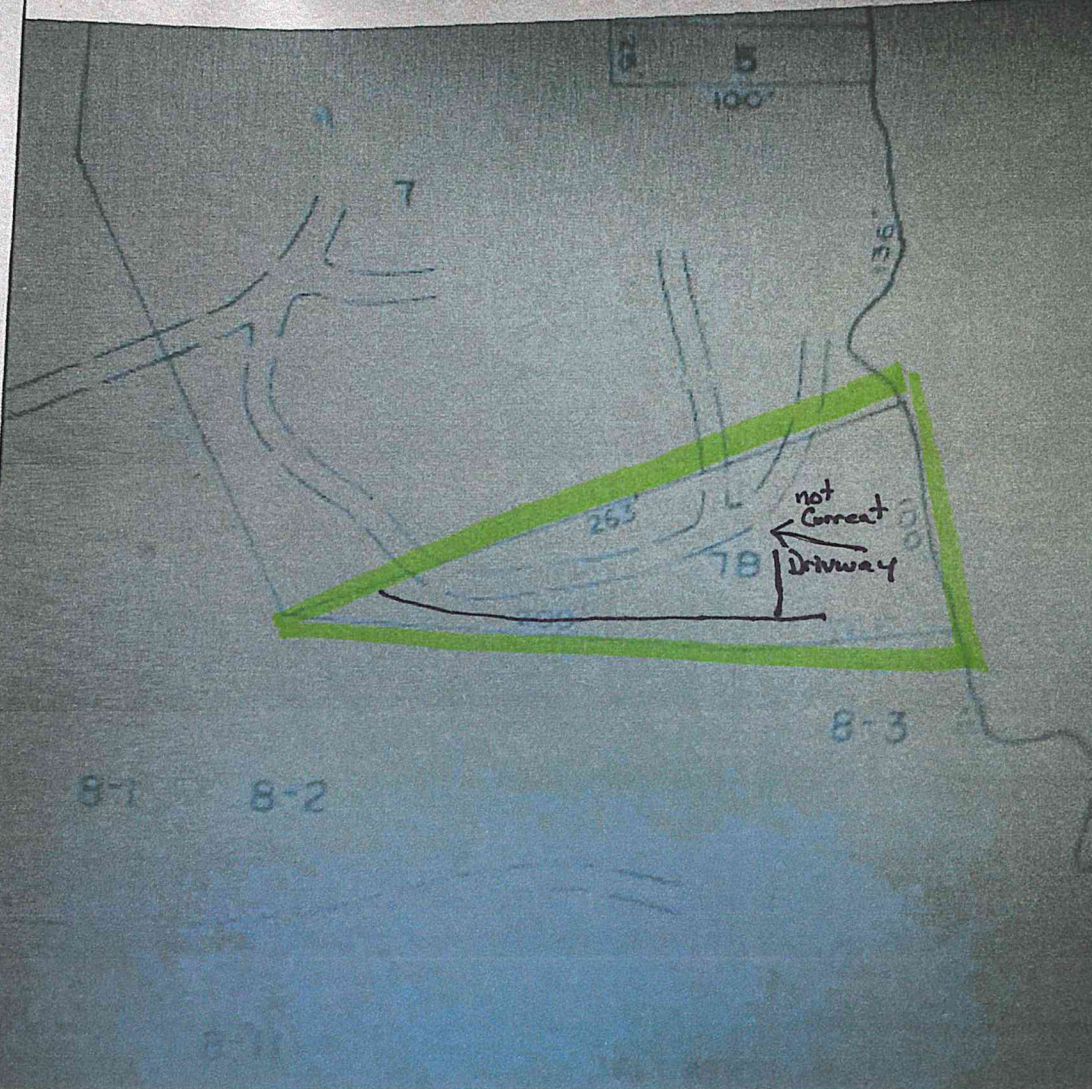
Existing Camp footprint With Wrap around Porch
is 1401. Existing Camp is Set on 6X6 Posts

New addition 8X12 To be Placed on 6X6 Post With
Limited Soil Movement. Post Will sit on 18" Round Concrete
Pads with frost Protection

New addition size 8X12 96 sq Footprint on Back of Camp
79 Feet from High Water mark.

SITE PLAN

Borrower or Owner Timothy Pieh & Amy Madden
 Property Address 33 Rough Lane
 City Belgrade County Kennebec State ME Zip Code 04917
 Client Kennebec Savings Bank



**TRANSFER
TAX
PAID**

**WARRANTY DEED
JOINT TENANCY**

OPR BK 12943 PGS 325 - 326 06/22/2018 01:42:02 PM
INSTR # 2018012990 # OF PAGES 2
ATTEST: BEVERLY BUSTIN-HATHEWAY
REGISTER OF DEEDS KENNEBEC COUNTY, ME

KNOW ALL MEN BY THESE PRESENTS,

THAT, we, Howard M. Levy and Heather W. Dallas of Scarborough, County of Cumberland and State of Maine, in consideration of one dollar and other valuable consideration, paid by **Timothy T. Pieh and Amy K. Madden**, of Rome, County of Kennebec and State of Maine,

whose mailing address is: 14 Dry Point Drive, Rome, Maine 04963

the receipt whereof, we do hereby acknowledge, do hereby **GIVE, GRANT, BARGAIN, SELL** and **CONVEY** unto the said **Timothy T. Pieh and Amy K. Madden**, as joint tenants and not as tenants in common, and their heirs and assigns, and the survivor of them, and the heirs and assigns of the survivor of them, forever,

A certain lot or parcel of land, together with any buildings and improvements thereon, situated in the Town of Belgrade, County of Kennebec and State of Maine, being more particularly described as follows:

Beginning at an iron pin on the northeasterly corner of property adjoining property of Clyde Hammond and running 100 feet in a southerly direction along the shore of Great Pond to an iron pin; thence running 76.6 feet in a westerly direction along the property owned by Camp Penobscot, formerly owned by Echo Lake Associates Inc.; thence running northwesterly 209 feet along the property owned by Camp Penobscot to an iron pin; thence running easterly 263 feet along the property owned by Clyde Hammond to the point of origin. Property lines surveyed by Frank Crane, Oakland, Maine dated July 21, 1971.

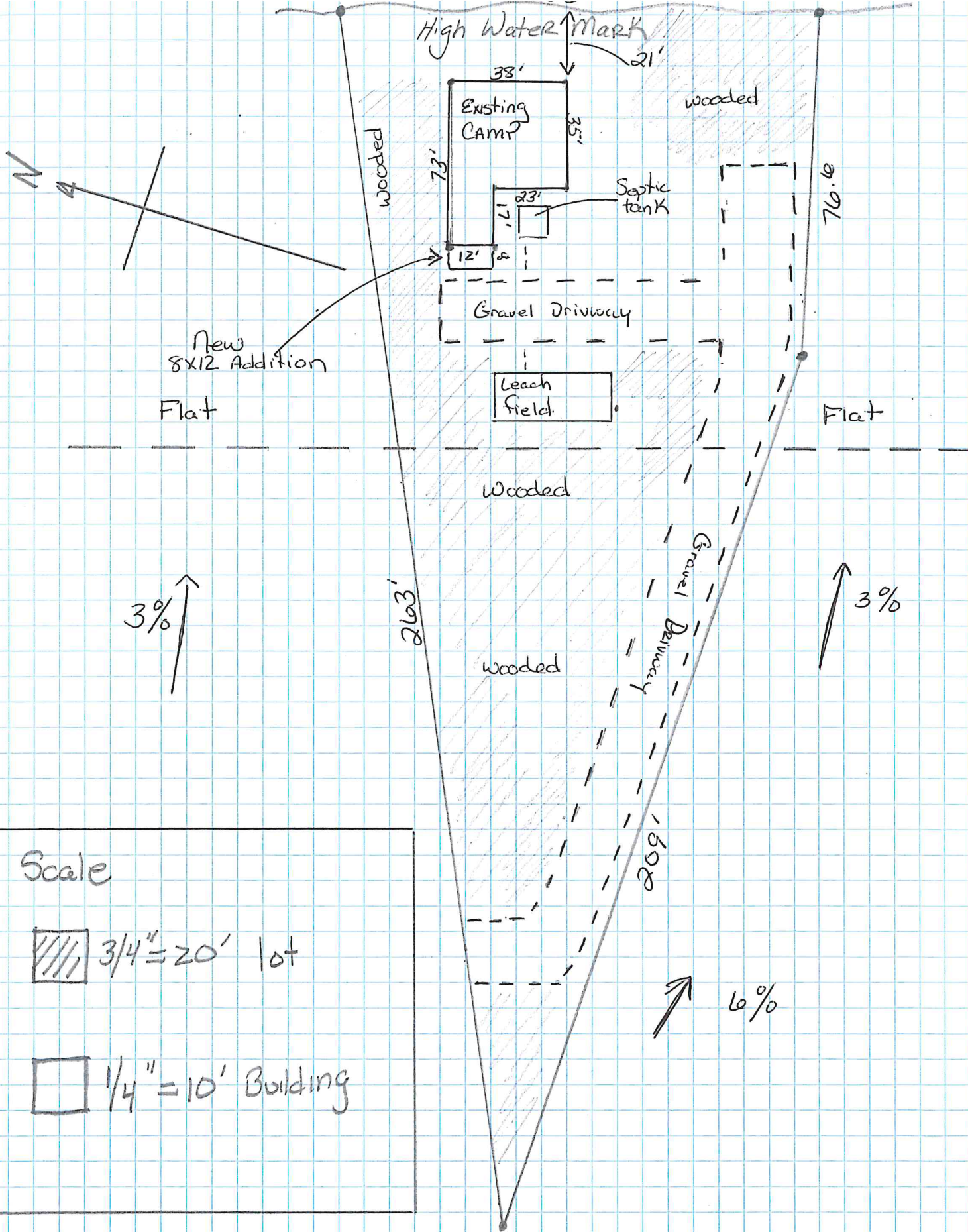
Together with any rights of way as now used in connection with said premises to and from the town road.

MEANING and INTENDING hereby to convey the premises conveyed to Howard M. Levy and Heather W. Dallas by deed from Steven M. Batsford and Jody A. Batsford dated November 2, 2007 and recorded in Book 9556, Page 176 of the Kennebec County Registry of Deeds.


TO HAVE AND TO HOLD the aforegranted and bargained premises with all the privileges and appurtenances thereof, to the said **Timothy T. Pieh and Amy K. Madden**, as joint tenants and not as tenants in common, and their heirs and assigns, and the survivor of them, and the heirs and assigns of the survivor of them, to them and their use and behoof forever.

AND we do **COVENANT** with the said Grantees, their heirs and assigns, that we are lawfully seized in fee of the premises, that they are free of all encumbrances except as hereinbefore set forth; that we have good right to sell and convey the same to the said Grantees to hold as aforesaid and that we and our heirs shall and will **WARRANT** and **DEFEND** the same to the said Grantees, their heirs and assigns, and the survivor of them, and the heirs and assigns of the survivor of them, forever, against the lawful claims and demands of all persons.

ⓀⓈⓑ



Scale

 $3/4" = 20'$ lot

 $1/4" = 10'$ Building

4/29/21

To whom it may concern,

I am allowing Summit Construction to pull the permit for our desired construction project @ 33 Rough Lane in Belgrade.

We thank you for reviewing our application.

Tim Pieh &
Amy Madden

A handwritten signature in blue ink, appearing to be a stylized 'R' or similar character, located below the names Tim Pieh and Amy Madden.

Town of Belgrade

Planning Board

May 20, 2021 / 6 p.m.

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

https://www.youtube.com/watch?v=gEne_UaKY7A

MINUTES

Called to Order at 6:05 pm by Peter Rushton, Chairman

Present: Planning Board members, Peter Rushton, George Seel, Craig Alexander, Rich Baker, Sara Languet, Gary Fuller CEO, Elliot Thayer, Charles Tetelman, KVCOG

1. OLD BUSINESS

A. SHORELAND APPLICATION –

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

Applicants/Owners: William and Laura

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

Rich Baker was acting Chairman in a special meeting with Sara Languet and George Seel. The board in attendance discussed the site visit. Rich requested a condition that side view of drawing is not part of the application. The camp is being moved to max extent practical from the normal highwater line. The shed is also being moved back the max extent practical from normal highwater line and the owner could get a permit to rebuild. The shed is beyond 100ft set back. The finding of facts was completed, George made a motion for a condition, 2nd by Rich to provide DEP certified contractor name and number to Gary Fuller, CEO prior to start of construction. All in favor. George made a motion, 2nd by Rich, note 5 on 5-11-2021 site drawing regarding maximum height of structure supersedes the height dimension provided in the profile drawing of proposed structure. All in favor. Finding of facts was voted upon. Vote of approval 3-0 (Rich, George and Sara voted as Planning Board members in attendance 1st meeting (4-20-2021), Site visit (4-27-2021) and final meeting (5-20-2021)

B. Continued review of Town’s Subdivision Ordinance with KVCOG planner

Charles Tetelman.

Charles is working on completed draft. George suggested a public informational meeting after revisions are made. Charles and the Planning Board members agreed to get the complete draft available to the Planning Board members the beginning of June. Planning on the informational meeting July 15th

3. OTHER BUSINESS

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

Motion by Rich Baker to approve the revised minutes of the May 6, 2021, meeting, 2nd by George. 4-1-0
Craig Alexander abstained from voting on the 5-6-21 minutes as he did not attend the meeting.

ADJOURNED at 8:06 pm.

DRAFT

**Town of Belgrade
Planning Board
June 3, 2021 / 6 p.m.**

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

(I will enter as soon as it is uploaded)

MINUTES

Call to Order at 6:05 pm by Peter Rushton, Chairman

Present: Planning Board Members George Seel, Peter Rushton, Rich Baker, Craig Alexander, Sara Languet, Pete Sargent, Gary Fuller CEO, Planning Board Secretary Julie Morrison, Jeff Allen, Tyler Evans, John Veilleux, Steve Buchsbaum, Nate Veilleux

B. SHORELAND APPLICATION – ** Permit amendment request **

Applicant/Owner: Frederic Rancourt.

Location: 93 Ambrose Cove Road (Messalonskee Lake), Map 47 Lot 2.

Purpose: nonconforming lot and non-conforming structure relocate 10 x 16 shed as previously approved by the PB on April 13, 2021. Move shed from under the power line.

Tabled waiting for application to join the meeting.

3. OLD BUSINESS

A. SUBDIVISION APPLICATION –

Applicants/Owners: Tyler Evans / Evans Development LLC

Location: Dunn Road, Map 6 Lot 16B

Purpose: Cedar Mill Ridge: 10+/- lot subdivision reviewed by PB on 10/01/2020.

Applicant requested an onsite visit by the Planning Board members.

Onsite is scheduled for June 22, 2021 @ 5pm.

1. OLD BUSINESS

A. COMMERCIAL DEVELOPMENT – ** Permit extension request **

Applicants/Owners: Solar Fields / Steve Buchsbaum

Location: 242 Manchester Road, Map 7 Lot 25B

Purpose: 12-month permit extension request. Maine Public Utilities Commission (MPUC) is in the process of reviewing the 2-megawatt alternating current solar array project. The PB approved the project on June 18, 2020.

Applicant requested a 12-month permit extension – motion by Rich Baker to approve the 12-month permit extension, 2nd by Craig Alexander – Approved 12-month permit extension.

2. NEW BUSINESS

A. SHORELAND APPLICATION –

Applicant/Owner: John and Lisa Veilleux

Location: 37 Parkhill Point Road (Great Pond), Map 12 Lot 4.

Purpose: Expansion of nonconforming structure. Construct 24x20 addition with 24x10 porch/screen room to be attached to existing camp.

The findings of facts were completed and voted on. Vote (5-0) to approve with the following conditions: Manage stormwater run-off from new or expanded structure(s) in accordance with Section 15(l) of the Belgrade Shoreland Zoning Ordinance and the Maine Department of Environmental Protection's (DEP) Best Management Practices and Submit the name and certification number of the DEP certified contractor to Code Enforcement Officer prior to the start of construction.

Applicants address to send permit to is PO Box 537, Belgrade Lakes, Maine 04918.

B. SHORELAND APPLICATION – ** Permit amendment request **

Applicant/Owner: Frederic Rancourt.

Location: 93 Ambrose Cove Road (Messalonskee Lake), Map 47 Lot 2.

Purpose: nonconforming lot and non-conforming structure relocate 10 x 16 shed as previously approved by the PB on April 13, 2021. Move shed from under the power line.

Motion by George to table Rancourt Application until Applicant can attend the meeting and the Board has a quorum. 2nd by Craig – 4-0 Tabled.

3. OTHER BUSINESS

A. Consideration of meeting minutes from May 20, 2021.

Edits needed to minutes: 1) include attendance 2) reword "Final Draft" to "complete Draft". Motion to by George to approve the minutes as edited, 2nd by Rich. 5-0 approved minutes as edited.

ADJOURN –

Motion to adjourn by Rich and 2nd by George, 5-0 Adjourned @ 7:30 pm.