

Town of Belgrade

Planning Board

April 29, 2022 / 8:30 a.m.

Belgrade Town Office

990 Augusta Road

Belgrade, ME 04917

This meeting will be conducted in person.

The public may also view the meeting and participate online at

<https://us02web.zoom.us/j/83033101494>

A G E N D A

Call to order

1. NEW BUSINESS

A. SHORELAND APPLICATION - Applicant(s): Steve Welch. Location: 151 Lynch Cove Road, Map 22 Lot 009. Purpose: Build a ramp for entry. This is a non-conforming lot and non-conforming structure.

B. SHORELAND APPLICATION - Applicant(s): Jeffrey and Joanna Bearce. Location: 10 Chestnut Road. Map 50 Lot 23-001. Purpose: Change roof line to slope away from the waterline. Non-conforming lot and structure.

ADJOURN

Shoreland
 Certified Contractor
 Number # _____
 Non Shoreland

Town of Belgrade, Maine
APPLICATION FOR PERMIT

990 Augusta Road Belgrade Me 04917
 207-495-2258
 Application # _____
 Map# 22 Lot# 009
 Permit# _____

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

1. Applicant: Steve Welch 814-574-3720
 Name _____
 Mailing Addr 16 Kite Dr. Bloomsbury
 State/Zip PA 17945 Phone# 814-574-3720

2. Owner (if other than applicant):
 Name Fred Welch
 Mailing Addr 623 E Foster Rd. State College
 State/Zip PA 16801 Phone# 814-239-1241

3. Specific location of property 151 Lynch Cove Rd Map# _____ Lot# _____
 Name of Lake/Pond/Stream (if applicable) Long 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: Build Ramp For Entry into Cottage

6. Existing sewage disposal system type and capacity: _____
 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 _____; Lot area within the Shoreland Zone _____

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

9. What is the total area of cleared openings of woody vegetation (Sqft) 0

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 ≈ 1000
 Proposed Structure Square Footage ≈ 1000

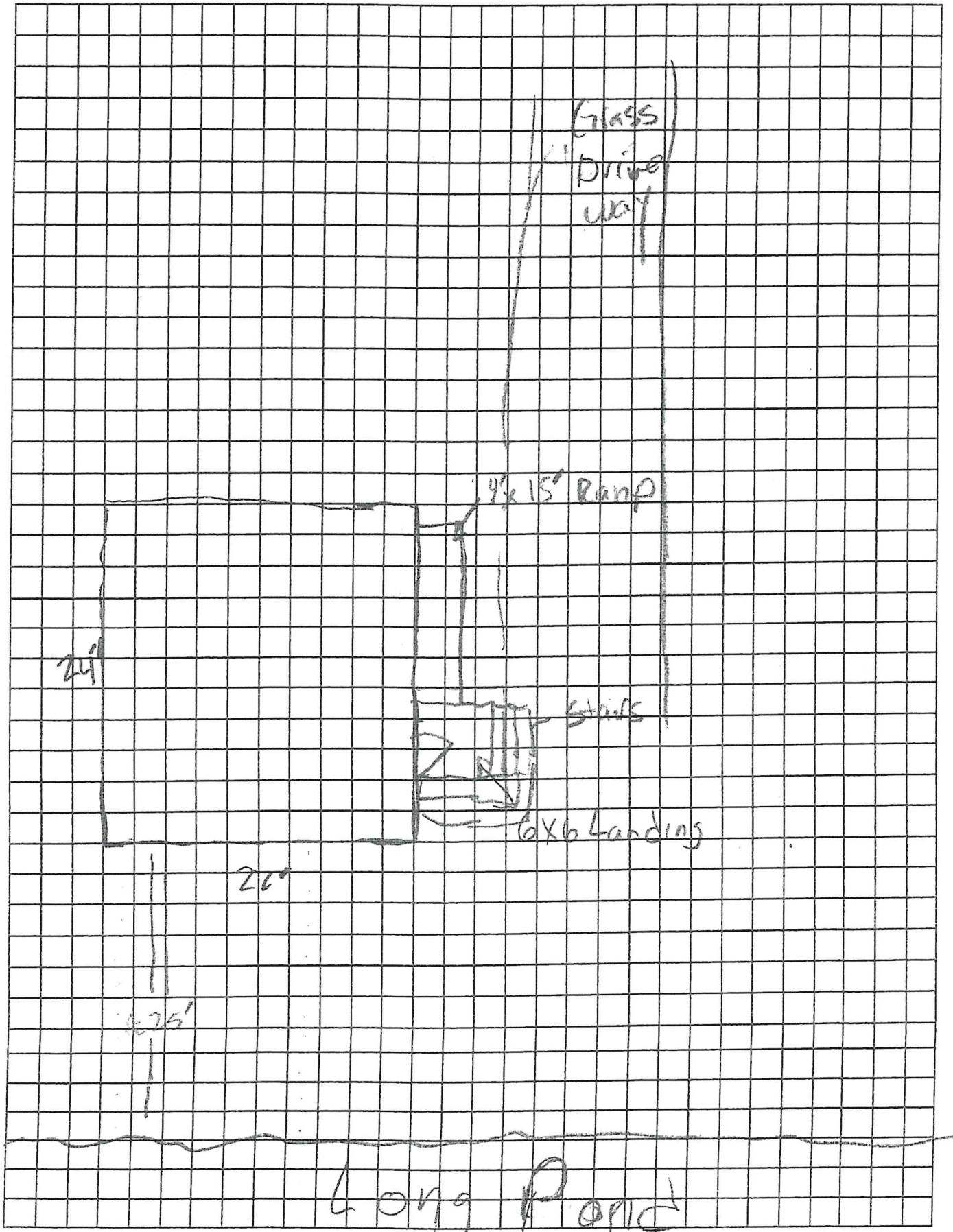
*Required only for structures within Shoreland Zone

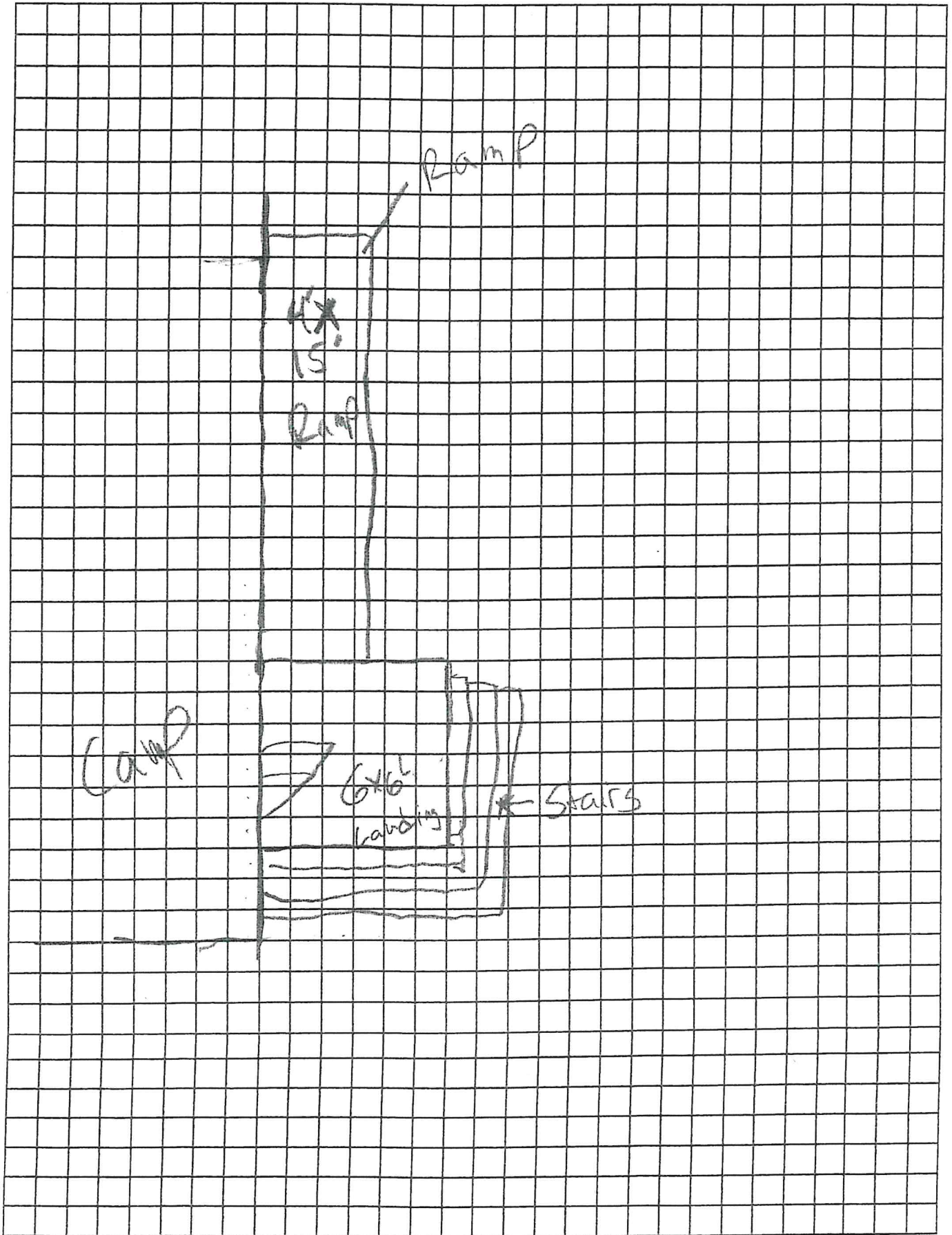
I/We have obtained and understand the requirements of all Town of Belgrade Ordinance which apply to the proposed construction or change of use. The undersigned applies for a permit to build, alter or improve existing structure(s) or grounds as stated above on this application and portrayed on the attachments.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

Signature: [Signature] Signature: _____

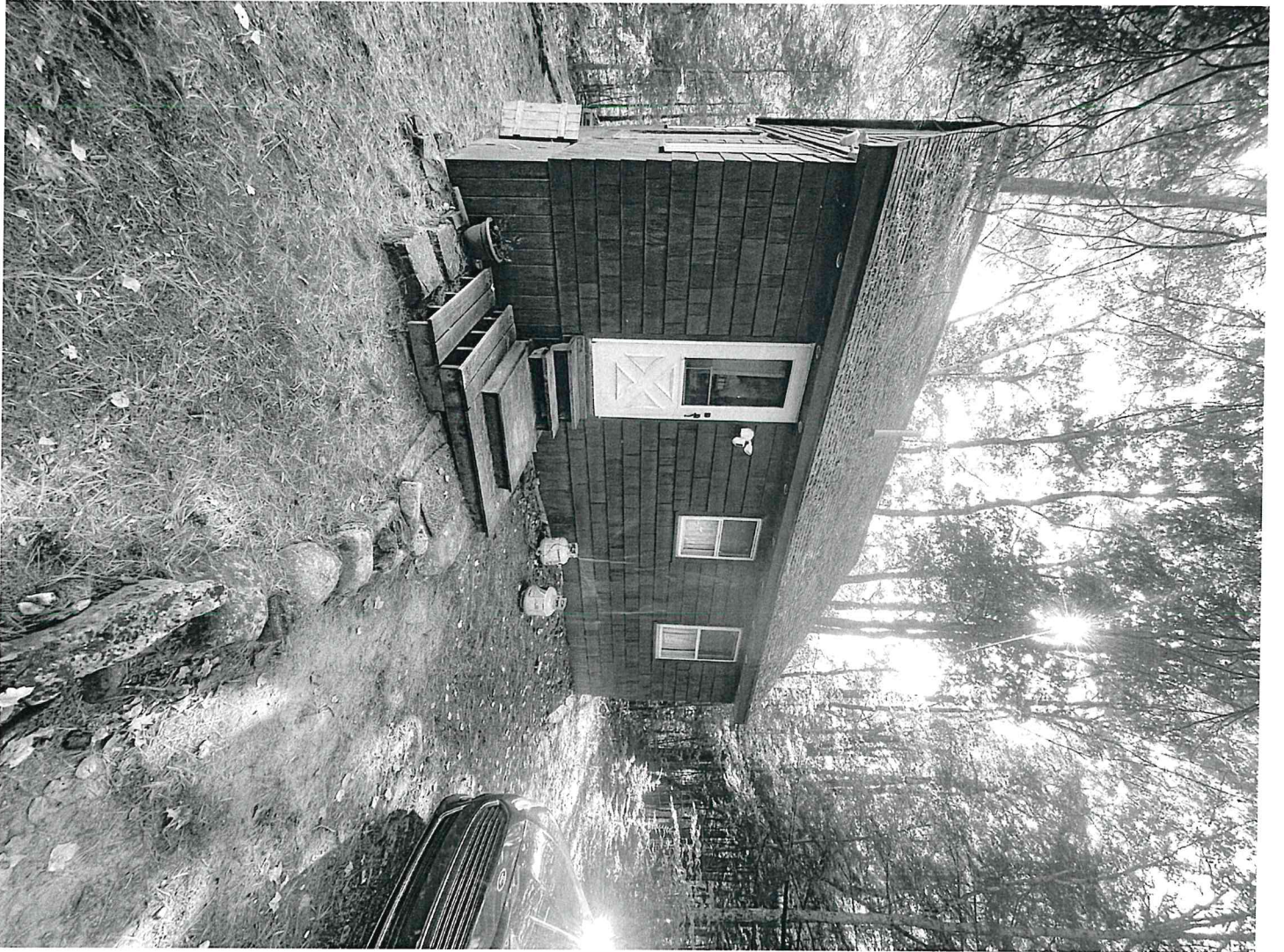
There may be additional Federal, State or local permits required depending on the nature of the project.

<p>TOWN USE ONLY DECISION: ___ APPROVE ___ DISAPPROVED Conditions _____ _____ _____ _____</p>	<p>Date: _____ PB _____ CEO _____ Signatures: _____ _____ _____ _____</p>
---	---









Shoreland
 Certified Contractor
 Number # _____
 Non Shoreland

Town of Belgrade, Maine
APPLICATION FOR PERMIT

990 Augusta Road Belgrade Me 04917
 207-495-2258
 Application # 22-34
 Map# 50 Lot# 23-001
 Permit#34 _____

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

1. Applicant:
 Name Jeffrey & Joanna Beare
 Mailing Addr 10 Chesnut Rd.
 State/Zip Belgrade Phone# 672-4330

2. Owner (if other than applicant):
 Name _____
 Mailing Addr _____
 State/Zip _____ Phone# _____

3. Specific location of property 10 Chesnut Rd. Map# 50 Lot# 23-001
 Name of Lake/Pond/Stream (if applicable) Messalonskee Lake

4. Current use of property (check all that apply)
 Residential/Recreational; _____ Individual Private Campsite; _____ Commercial; _____ Industrial; _____ Other

5. Proposed construction or change in use: AAA CHANGE ROOFLINE TO SLOPE AWAY FROM LAKE & CHANGE SHINGLES TO METAL

6. Existing sewage disposal system type and capacity: Septic Tank 1000 gallon & Leach Field
 Present number of bedrooms 1; Bedrooms to be added under this application 0
 When did you purchase the property within Shoreland Zone? 9-200 (month/year) If after 11/6/18, attach copy of septic system inspection report documenting it is not malfunctioning.

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

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

9. What is the total area of cleared openings of woody vegetation (Sqft) _____

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

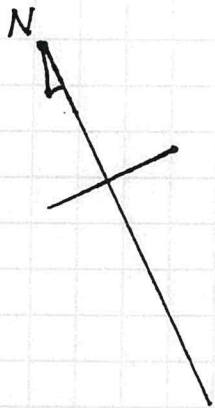
Present Structure Square Footage _____
 Proposed Structure Square Footage _____
 *Required only for structures within Shoreland Zone
 I/We have obtained and understand the requirements of all Town of Belgrade Ordinance which apply to the proposed construction or change of use. The undersigned applies for a permit to build, alter or improve existing structure(s) or grounds as stated above on this application and portrayed on the attachments. The information provided is true and correct.
 Signature: Jeffrey C Beare Signature: _____


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

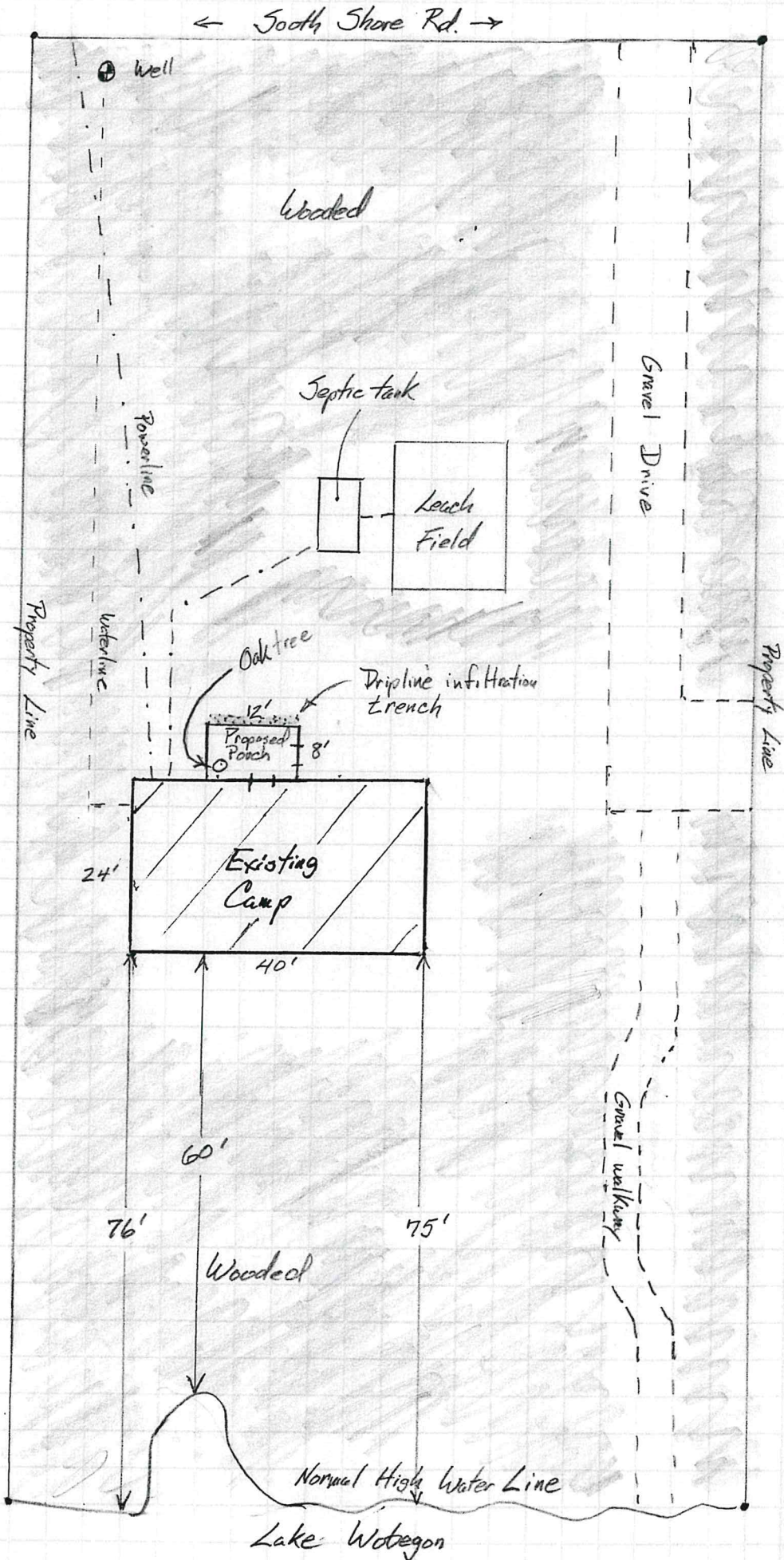
<p>TOWN USE ONLY DECISION: _____ APPROVE _____ DISAPPROVED Conditions _____ _____ _____ _____</p>	<p>Date: _____ PB _____ CEO _____ Signatures: _____ _____ _____ _____</p>
---	---

SAMPLE SITE PLAN
(to-scale)

John Doe Property
Shoreland Zoning Permit
Application
11/15/19

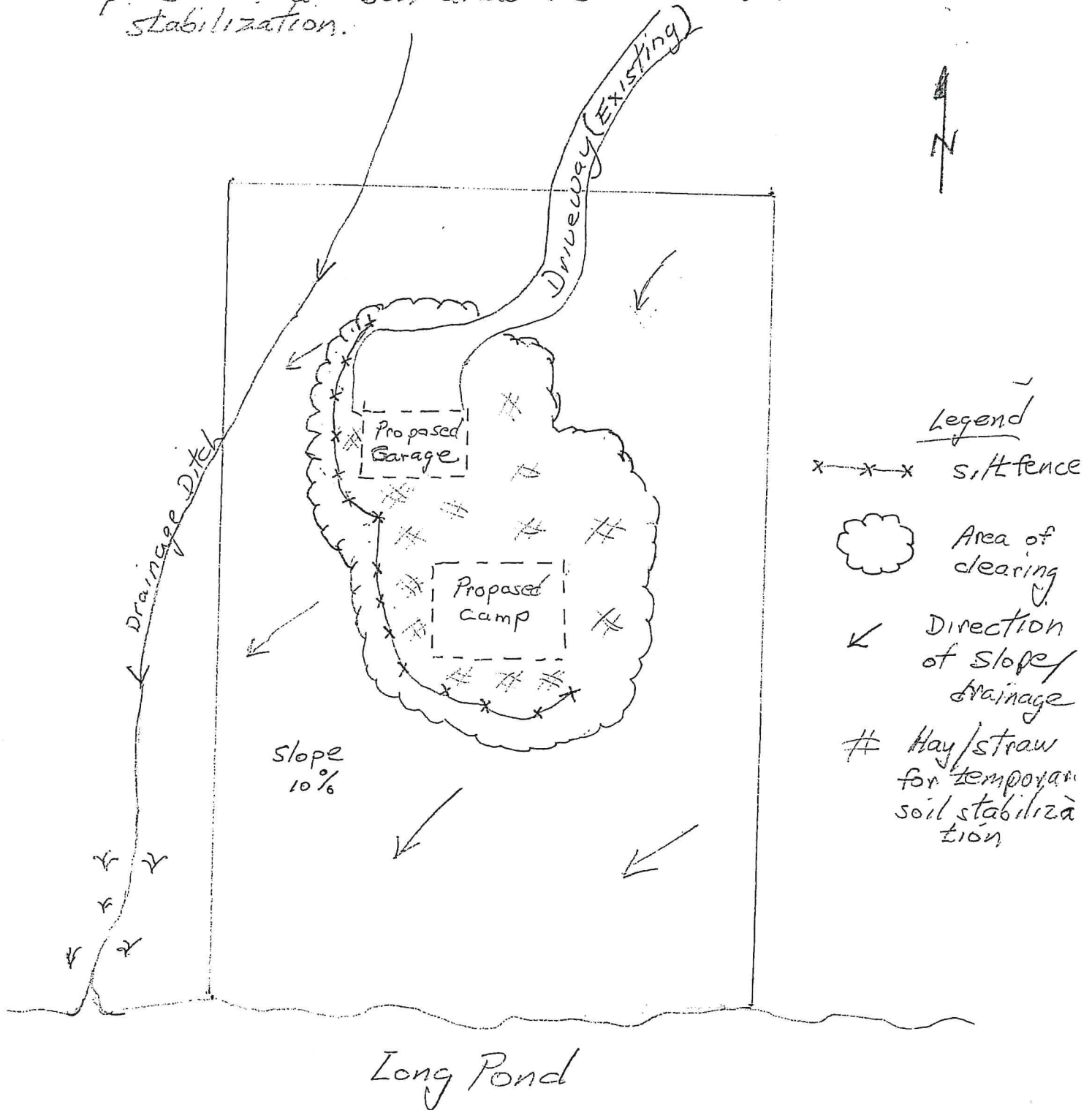


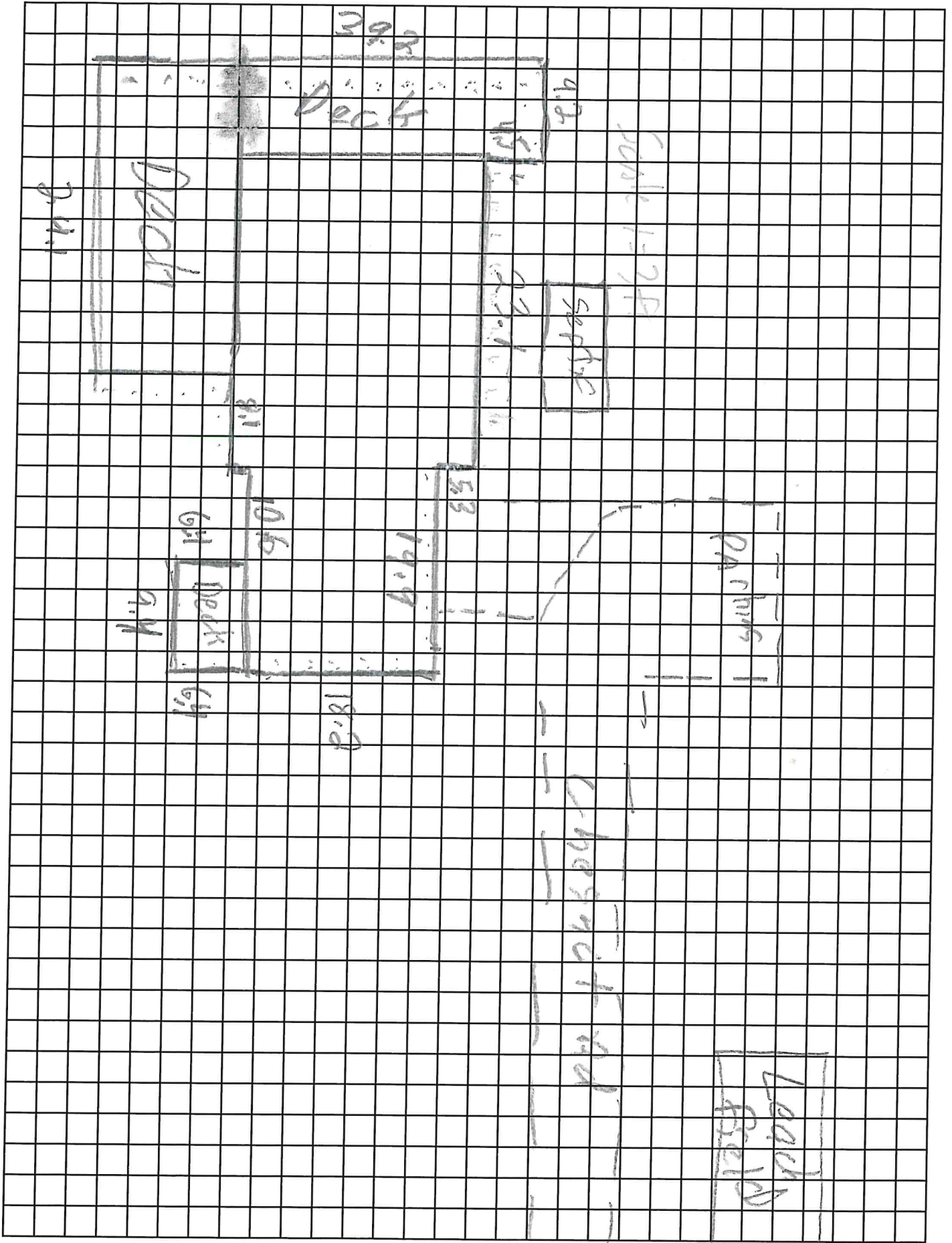
Scale: 1" = 20'
or
 = 5'

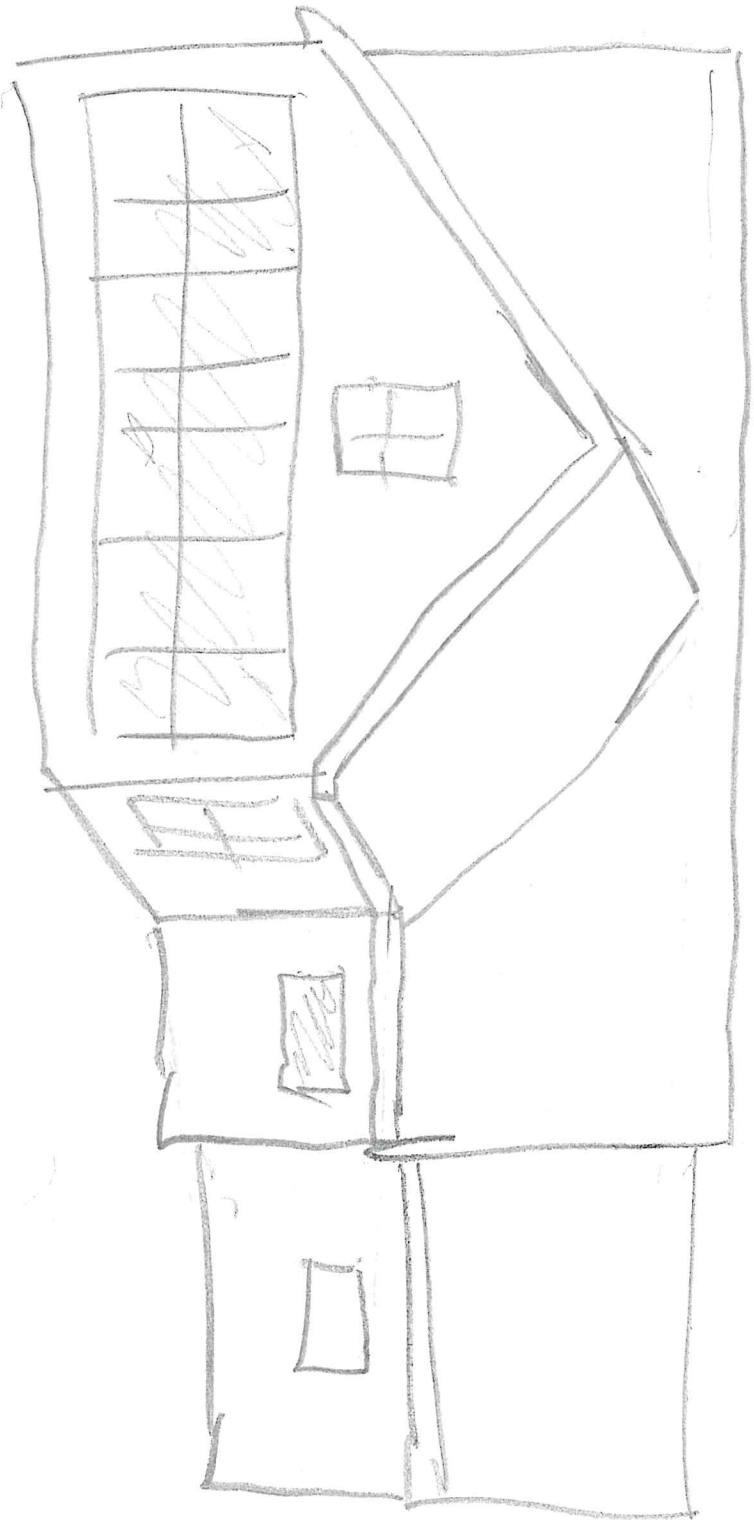


SAMPLE Erosion Control Plan for Proposed John Doe Construction

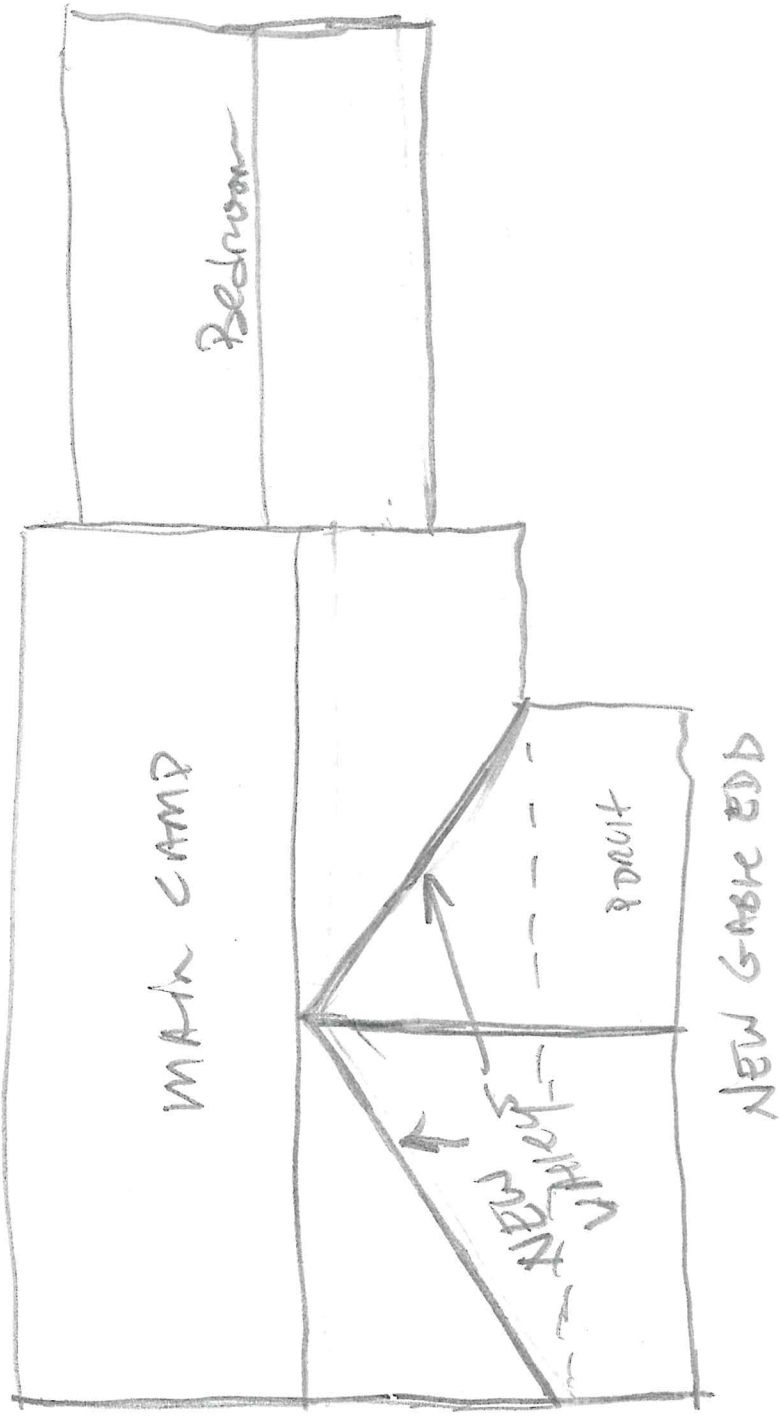
1. Silt fence to be installed prior to stumping/grading or excavation
2. Hay/straw to be placed within 24 hours of any grading or excavation.
3. All Erosion control measures must stay in place until all soil areas are stabilized with stabilization.



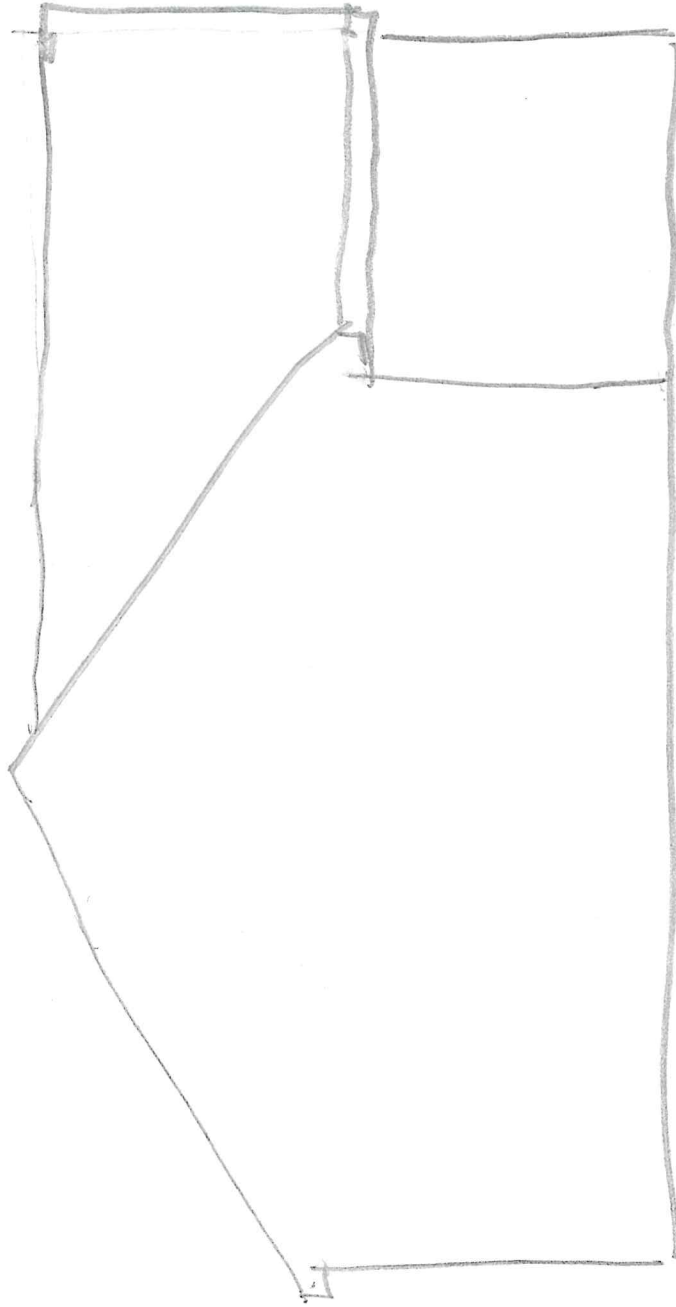




NEW GABLE OVER PORCH
FOR MORE HEADROOM



NEW SIDE VIEW W/ GABLE ROOF OVER PORCH



EXISTING SIDE VIEW



Belgrade Planning Board
Findings of Fact and Conclusions of Law

Application for Shoreland Permit

APPLICANT: _____
ADDRESS: _____
TAX MAP # ___ LOT # ___

I. Findings of Fact

The Applicants on DATE applied for a shoreland permit for _____

(PROJECT DETAILS).

The application was presented to the Planning Board on _____

(DATE, WITH DATES OF ANY SUBSEQUENT MEETINGS AT WHICH THE APPLICATION WAS CONSIDERED). These Findings of Fact and Conclusions of Law were developed in conjunction with consideration of the permit application.

II. Conclusions of Law

Based upon the application materials, testimony, statements, evidence, documents and other materials submitted to it and the above Findings of Fact, the Belgrade Planning Board finds that the Project is/is not a permitted _____ (USE) under Section 14, Table 1 in the Ordinance, and further makes the following conclusions based on the applicable provisions in Section 16(D) of the Ordinance:

1. Will maintain safe and healthful conditions.
 - By a vote of X-X, the Board found this standard was/was not met based on _____
_____.
2. Will not result in water pollution, erosion, or sedimentation to surface waters.
 - By a vote of X-X, the Board found this standard was/was not met based on _____
_____.
3. Will adequately provide for the disposal of all wastewater.
 - By a vote of X-X, the Board found this standard was/was not met based on _____
_____.
4. Will not have an adverse impact on spawning grounds, fish, aquatic life, bird or other wildlife habitat.
 - By a vote of X-X, the Board found this standard was/was not met based on _____
_____.
5. Will conserve shore cover and visual, as well as actual, points of access to inland waters.
 - By a vote of X-X, the Board found this standard was/was not met based on _____
_____.
6. Will protect archaeological and historic resources as designated in the comprehensive plan.
 - By a vote of X-X, the Board found this standard was/was not met based on _____
_____.

- _____
- _____
7. Will avoid problems associated with flood plain development and use.
- By a vote of X-X, the Board found this standard was/was not met based on _____
- _____
8. Is in conformance with the provisions of Section 15, Land Use Standards,
- By a vote of X-X the Board found that this standard was met based on evidence in the record and further as follows:
- A. Minimum Lot Standards _____
 - B. Principal and Accessory Structures _____
 - C. Campgrounds _____
 - D. Individual Private Campsites _____
 - E. Commercial and Industrial Uses _____
 - F. Parking Areas _____
 - G. Roads and Driveways _____
 - H. Signs _____
 - I. Storm Water Runoff _____
 - J. Septic Waste Disposal Systems _____
 - K. Essential Services _____
 - L. Mineral Exploration and Extraction _____
 - M. Agriculture _____
 - N. Timber Harvesting and Land Management Roads _____
 - O. Clearing or Removal of Vegetation for Activities other than Timber Harvesting _____
 - P. Hazard Trees, Storm Damaged Trees and Dead Tree Removal _____
 - Q. Exemptions to Clearing and Vegetation Removal Requirements _____
 - R. Revegetation Requirements _____
 - S. Erosion and Sedimentation Control _____

- T. Shoreline Stabilization _____
- U. Soils _____
- V. Water Quality _____
- W. Historical and Archaeological Sites _____
- X. Resource Protection _____

Conditions of Approval Needed to Meet Required Belgrade SLZ Ordinance Findings in Section 16(D):

1. Manage stormwater run-off from new or expanded structure(s) in accordance with Section 15(I) of the Belgrade Shoreland Zoning Ordinance and the Maine Department of Environmental Protection's (DEP) **Best Management Practices** as outlined in the Conservation Practices for Homeowner's publication. Such measures are to be put in place prior to building use. *NOTE: This is a standing condition that applies to all permits unless deemed unnecessary by the Planning Board, based on the following rationale.*

Rationale: _____

2. _____

Rationale: _____

3. _____

Rationale: _____

III. Decision.

Based on the above findings of fact and conclusions of law, on _____(DATE), the Town of Belgrade Planning Board approved by a vote of _____ the Shoreland Permit application of _____ (APPLICANT'S NAME) With the above conditions, and at a meeting on _____(DATE), developed these written Findings of Fact and Conclusions of Law and adopted these findings on _____(DATE).

Dated _____

BELGRADE PLANNING BOARD

BY: _____
Peter Rushton, Chair

NOTE: The Maine Department of Environmental Protection's stormwater best management practices are posted at townofbelgrade.com/bmps.