

Town of Belgrade Planning Board

Dec. 16, 2021 / 6 p.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. OLD BUSINESS

- A. Discussion and consideration of **Commercial Development Review Ordinance amendments** addressing commercial solar and wind facilities, and telecommunications towers.

2. NEW BUSINESS

- A. **SHORELAND APPLICATION** – Applicant: Lakehouse Design Build. Owner: Michelle R. Davis. Location: 284 Sandy Cove Road (Long Pond), Map 20 Lot 001. Purpose: Restructure interior and make new dormer in loft space, new windows, interior work. (non-conforming structure on a non-conforming lot)
- B. **SHORELAND APPLICATION** – Applicant: Paul and Carrie Dennis c/o Mark Gliniewicz. Agent: Jeff Allen. Location: 194 Sahagian Road (Great Pond), Map 29 Lot 12. Purpose: Demolition of two existing camps and construction of one replacement camp. (non-conforming structure on a non-conforming lot)
- C. Consideration of Dec. 2, 2021, Planning Board **minutes**.

3. ADJOURN

Memo

To: Planning Board
From: Anthony Wilson, Town Manager
Date: Dec. 16, 2021
Re: Decommissioning language

I spoke with Henry Clawson, who serves on the Readfield Planning Board and as the point person in the crafting of Readfield's solar ordinance. Henry is a geophysicist by training and has worked on many green energy projects. He has graciously offered to attend one of your meetings to respond to questions and share what he knows about solar energy systems and their regulation.

Henry said the 10-percent threshold that triggers decommissioning in Readfield's ordinance represented in the minds of its Planning Board a point at which a solar farm may still be operational but no longer viable. Readfield Town Manager Eric Dyer told me the Town was mindful not to prematurely drive a farm out of business while also not allowing a development that is no longer viable to unnecessarily linger. Henry noted that power must be continuously generated for at least 12 months at more than 10 percent of the permitted capacity, and that Readfield's ordinance allows for the array's owner to challenge the Town's assertion. He said confirmation of how much power a development is producing can be obtained either through CMP or the Public Utility Commission (though receiving information from the latter may be slower).

He also noted a key provision of Readfield's ordinance is a limitation on the percentage of lot coverage for a solar energy system. This was a move to protect some of Readfield's farmland and fields. For systems defined as large or medium, that's a maximum of 20 percent of a lot (Section 7, paragraph 1 on page 5). The setback is 200 feet from all property lines (paragraph 4 on page 7) – a stricter standard than in Readfield's other land use ordinances – and maximum heights are 10 feet. For small energy systems, coverage may not exceed 10 percent of a lot and setbacks are 50 feet on the side and rear, and whatever the zoning district requires in the front (paragraphs 1 and 2 on page 7). Maximum heights also must conform with zoning district requirements. He also mentioned a prohibition along Readfield's major thoroughfares, though I could not find that in the ordinance.

I recommend inviting Mr. Clawson to an upcoming meeting – perhaps on Jan. 6 – so you can ask him questions that will help you gain a greater understanding of solar energy systems and ways that they can be smartly regulated.

DISCUSSION DOCUMENT

Siting and Other Prohibitions for New Utility Scale Solar Facilities Dec. 16, 2021, Planning Board Meeting

The net effect of the following siting prohibitions would be to prohibit development of a utility scale solar facility on approximately 56% of Belgrade's land area (based on the Comprehensive Plan's GIS mapping of its land use districts) in the following land use districts:

Shoreland Zone – 11%

Village – 4%

Critical Resource Conservation – 20%

Residential/Mixed Use – 21%

Utility Scale Solar Facilities would be allowed on approximately 44% of Belgrade's land area, if the Commercial Development Review Ordinance's performance standards are met, in the following land use districts:

Rural District – 41%

General Development – 2%¹

For descriptions and locations of the 2014 Comprehensive Plan's different land use districts and the recommended land uses in each, see Chapter 14 Land Use Plan of the Plan on the Town website.

https://www.townofbelgrade.com/sites/g/files/vyhlf2791/f/uploads/belgrade_comprehensive_plan_final.pdf

Currently the Commercial Development ordinance does not have any siting prohibitions for other types of new non-residential, commercial or industrial development; only performance standards. The only existing land use/zoning limitations on allowable land uses are in the Shoreland Zone.

Utility Scale Solar Facilities:

1. Siting prohibitions. The development or construction of a utility scale solar facility shall be prohibited in the following locations:
 - 1.1. The Shoreland Zone as mapped in the Belgrade Shoreland Zoning Ordinance map.
 - 1.2. The Village and Critical Resource Conservation Districts as described and mapped by the Belgrade Comprehensive Plan.

¹ Does not add up to 100% due to rounding of numbers.

- 1.3. The Residential/Mixed Use District as described and mapped by the Belgrade Comprehensive Plan, except for the construction and maintenance of a vehicle access road and electrical transmission line to the solar facility.

Explanation: *Attempt to avoid nuisances and minimize conflicts with existing land uses as well as protect conservation lands. Net effect is to guide large scale solar farms to more appropriate land areas in Belgrade, including impaired lands like played out gravel pits or the Town's solid waste landfill, and the General Development and the Rural Districts as identified by the Comprehensive Plan.*

- 1.4. On prime farmland soils and soils of statewide importance as determined in accordance with the Maine Department of Agriculture, Conservation and Forestry technical guidance document entitled "Determining Prime Farmland Soils and Soils of Statewide Significance for Siting Solar Projects in Maine", May 2020.

Explanation: *The development of this technical guidance was required as part of the 2019 state legislation to encourage the development of solar energy, while avoiding development of solar energy generating facilities on soils better suited for agriculture. This guidance allows up to 10% of a solar project to cover prime agricultural soils. The above prohibits entirely instead. Not even sure any prime farmland soils will ever be found in Belgrade (why larger scale crop land did not survive in Belgrade?), unlike say Farmington, the Saco River valley, Androscoggin River valley, or Aroostook County. Here is a link to the document if you wish to review. <https://www.maine.gov/dacf/ard/resources/docs/prime-farmland-determination-guidelines-v6.pdf>*

- 1.5. Within 250 feet of habitat for high value plant and animal species identified and mapped by the Maine Department of Inland Fisheries and Wildlife's Beginning with Habitat program, including but not limited to habitat for state or federal endangered species, significant vernal pools and high or moderate value waterfowl and wading bird habitats.
- 1.6. Within 1,320 feet of an area identified and mapped by the Department of Inland Fisheries and Wildlife as a high or moderate value deer wintering area.
- 1.7. Within 75 feet of wetlands included in the U.S. Fish and Wildlife Service's National Wetland Inventory.
- 1.8. Within 75 feet of rivers, streams or brooks as defined in 38 M.R.S.A, subsection 480-B(9).

Explanation: *If allow in Rural District which accounts for approximately 41% of Belgrade's land area, 1.4 – 1.7 needed to keep development of these facilities out of sensitive lands and habitats that may be found in the Rural District and to generally minimize impact on environment and wildlife/unique plant habitats by*

complimenting the ordinance's performance standards.

2. Other prohibitions

The development or construction of thermal and hot water solar energy systems are prohibited.

Explanation: *During the discussion of Solar Field's proposed CDRO ordinance permit application, some members of the Planning Board and abutters voiced concern about "frying birds". That is not possible by photovoltaic solar panels used in Maine solar facilities, but rarely has been an issue with thermal or hot water systems which concentrate or reflect light to convert water to steam for energy production and made a splash in some news media outlets. These facilities consume large volumes of water which raises other significant issues. No such facilities now exist in Maine or New England, and may never ever be proposed since usually located in areas closer to the equator. This prohibition may consequently be unneeded as a practical matter.*

From: [George Seel](#)
To: [Anthony Wilson](#); [Peter Rushton](#); perushton@roadrunner.com; peter.rushton@maine.gov
<peter.rushton@maine.gov>
Subject: RE: Which other Maine municipalities have solar energy generation facility specific regulations?
Date: Wednesday, December 8, 2021 10:16:05 AM
Attachments: [Municipal and model ordinance summary table.docx](#)

EXTERNAL MESSAGE:

Andrew Marble, the Rome CEO, provided me with a copy of Rome's 2003 Commercial Review Ordinance, allowing me to update the table I provided previously to include Rome. Now Rome, Oakland, Sidney and Mt. Vernon of the Belgrade Lakes watershed municipalities are included in the table showing whether they specifically regulate solar energy facilities. The updated table is attached.

Sent from [Mail](#) for Windows

From: [George Seel](#)
Sent: Monday, December 6, 2021 6:13 PM
To: [Anthony Wilson](#); [Peter Rushton](#); [Peter Rushton](#); peter.rushton@maine.gov
<peter.rushton@maine.gov>
Subject: Which other Maine municipalities have solar energy generation facility specific regulations?

Anthony and Peter,

I found our last PB meeting discussion of regulating solar farms quite frustrating – the expression “the blind leading the blind” comes to mind. Because of Board members’ lack of knowledge (myself included) of how solar generating facilities actually work there was too much reliance on personal bias and too little on sound information.

I thought I would benefit from getting smarter at least about how other Maine municipalities are addressing the issue, in particular other lake and second home/tourism communities where the visual impact of a large solar farm or similar other commercial development may be of concern. In addition to the towns in our watershed (still trying to find Rome’s Commercial Development Review Ordinance), I looked at the ordinances from the Sebago Lake area communities, as well as Rangeley and Greenville. Then a few coastal towns – Rockland, Rockport and Camden; and a few towns from the “other Maine”, the Portland suburbs. I specifically looked to see how other municipalities or model ordinances/guidelines addressed the potential for visual impact on lakes and other recreational resources; and then whether if I could find any towns other than Readfield that require decommissioning prior to a facility fully ceasing production or sale of electricity to the grid. The attached table summarizes what I found. No doubt there are other municipalities regulating the development of new solar energy generating facilities out there.

This exercise has already served its purpose for me, but if you feel other Board members or our discussion of how to regulate solar energy facilities would benefit from this information, feel free to forward to the full Board or include in our next meeting packet. I assume we will take up the discussion of when to require decommissioning again with benefit of the basis for Readfield’s 10% of capacity threshold, in addition to siting standards for new facilities.

George

Sent from [Mail](#) for Windows

Survey of Municipal and Model Ordinance Requirements Specific to Commercial Solar Energy Producing Developments ¹

Municipality	Have regulations or performance standards specific to development of solar energy facilities? ²	How address visual impact potential? Prohibit when visible from great pond or other natural resource?	Require decommissioning prior to discontinuing operation or sale of electricity to grid?	Explanations/notes
Oakland	Yes	Requires vegetative buffers along public roads and property lines.	No	
Sidney	No	NA	NA	
Rome	No	NA	NA	
Mt. Vernon	No	NA	NA	
Smithfield ³	?	?	?	
Manchester	No	NA	NA	
Monmouth	No	NA	NA	
Readfield	Yes	Vegetative screening of public roads & residences	Yes	<i>Requires facility decommissioning when electricity generation reduced to 10% of full capacity</i>
Winthrop	No	NA	NA	
Fayette	No	NA	NA	
Wayne	No	NA	NA	
Bridgton	No	NA	NA	
Naples	Yes	Vegetative buffers along	No	

¹ Includes lake communities including those in the watershed of the Belgrade Lakes as well as other some coastal towns.

² If no, solar facilities regulated by same standards and requirements applicable to other commercial developments

³ Ordinances not available on website

Municipality	Have regulations or performance standards specific to development of solar energy facilities? ⁴	How address visual impact potential? Prohibit when visible from great pond or other natural resource?	Require decommissioning prior to discontinuing operation or sale of electricity to grid?	Explanations/notes
		public roads and property lines		
Casco	No	NA	NA	
Windham	No	NA	NA	
Harrison	No	NA	NA	
China	No	NA	NA	
Vassalboro	No	NA	NA	
Rangeley	No	NA	NA	
Greenville	Yes	Prohibit in Resource Protection and Rural Zones, and areas ≥ 2 acres of $\geq 20\%$ slope	No	Included in town-wide zoning ordinance
Camden	No	NA	NA	Zoning prohibits all commercial development at elevations $\geq 500'$ & slopes $\geq 25\%$ to mitigate visual impact
Rockport	Yes	Doesn't/No	No	
Rockland	No	NA	NA	
Cape Elizabeth	No	NA	NA	
Falmouth	No	NA	NA	
Yarmouth	No	NA	NA	

⁴ If no, solar facilities regulated by same standards and requirements applicable to other commercial developments

Municipality	Have regulations or performance standards specific to development of solar energy facilities? ⁵	How address visual impact potential? Prohibit when visible from great pond or other natural resource?	Require decommissioning prior to discontinuing operation or sale of electricity to grid?	Explanations/notes
Waterville	Yes	Vegetative screening required along public roads and property lines	No	Contained in city zoning ordinance
Augusta	No	NA	NA	Recently enacted moratorium while develop solar development ordinance
Chelsea	Yes	Vegetative screening of public roads & residences	No	
Model Ordinances/Ordinance Development Guidelines				
KVCOG	Yes	Visual impact/ Viewshed analysis	No	Provides general guidelines for PB's determination if impact unacceptable
NRCM/Maine Audubon	Yes	Vegetative screening	No	

⁵ If no, solar facilities regulated by same standards and requirements applicable to other commercial developments

Shoreland
 Certified Contractor
 Number # _____
 Non Shoreland

Town of Belgrade, Maine
APPLICATION FOR PERMIT

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

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

- Applicant: BILL HUDSEN
 Name CHAIRHOUSE DESIGN BUILD
 Mailing Addr 17 BIRCHWOOD ROAD AUBURN
 State/Zip ME 04330 Phone# 292-3663
- Owner (if other than applicant):
 Name MICHELLE DAVIS
 Mailing Addr 286 CHARLIT AVE APT 41
 State/Zip JANICA PLAINS MA Phone# 02130
- Specific location of property 284 SANDY CREEK ROAD Map# 20 Lot# 001
 Name of Lake/Pond/Stream (if applicable) THE LONG POND BELGRADE
- Current use of property (check all that apply)
 Residential/Recreational; _____ Individual Private Campsite; _____ Commercial; _____ Industrial; _____ Other
- Proposed construction or change in use: RESTRICTIVE INTERIOR AND MAKE NEW
DOWNER IN LEFT SPACE, NEW WINDOWS, INTERIOR WORK.
- Existing sewage disposal system type and capacity: 1000 GPH PUMP TANK TO CHARACTERIZED FIELD
 Present number of bedrooms 3; Bedrooms to be added under this application 0
 When did you purchase the property within Shoreland Zone? 2002 (month/year) If after 11/6/18, attach copy of septic system inspection report documenting it is not malfunctioning.
- Total lot area 103,714; Lot area within the Shoreland Zone 103,714
- Square footage of unvegetated surface within shoreland zone including all structures, driveways, parking, walkways and patios. 2,220 SQ. FT
- What is the total area of cleared openings of woody vegetation (Sqft) 103,714 SQ. FT
- 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 1,283 SQ. FT
 Proposed Structure Square Footage NO SQ. FT CHANGE

*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: _____

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

TOWN USE ONLY

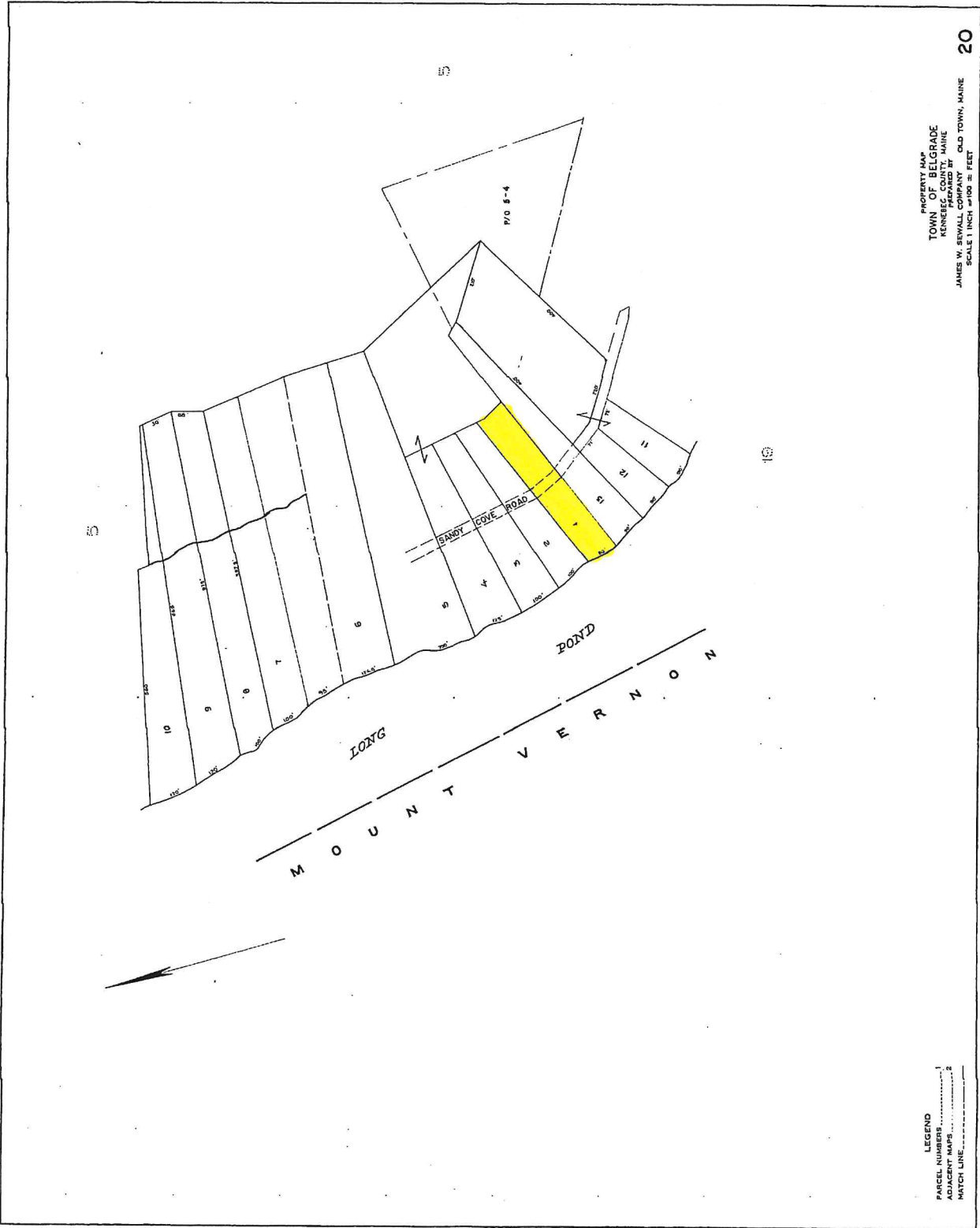
DECISION: _____ APPROVE _____ DISAPPROVED

Conditions _____

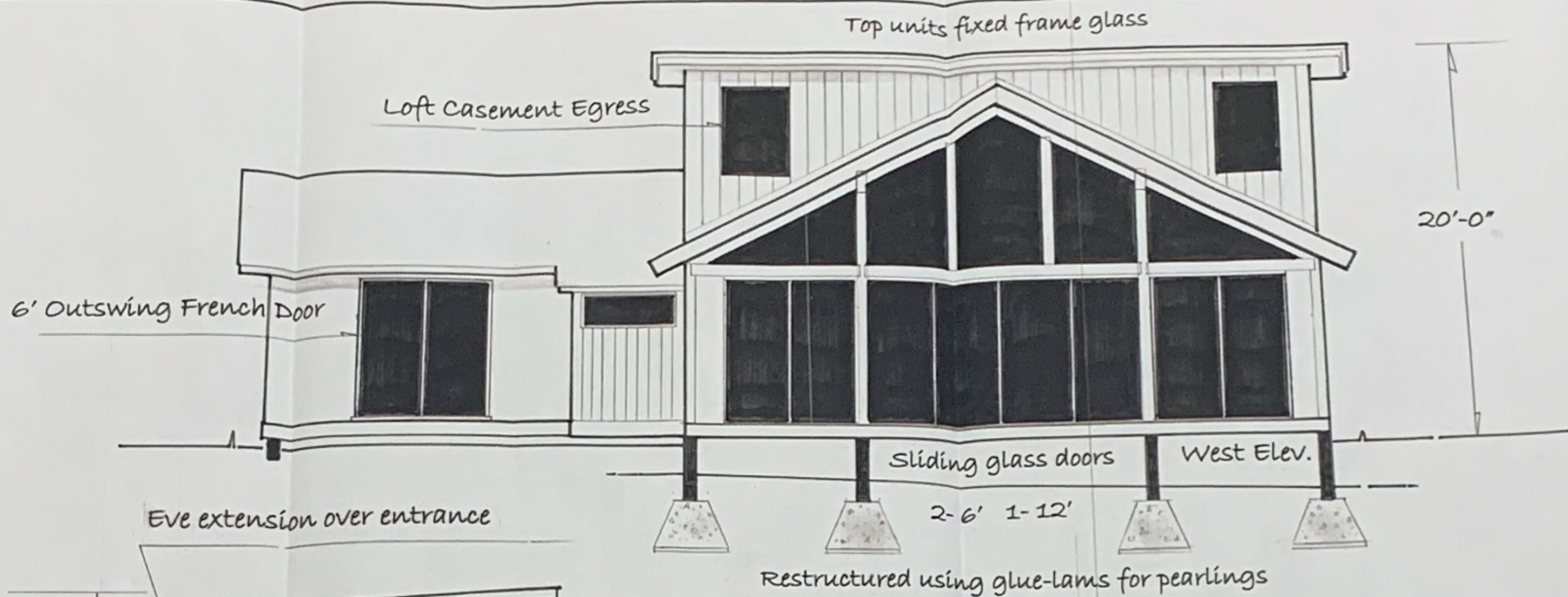
Date: _____ PB _____ CEO _____

Signatures: _____

APR 01 2021



PROPERTY MAP
 TOWN OF BELGRADE
 KENNEBEC COUNTY, MAINE
 JAMES W. SEWALL COMPANY, INC. OLD TOWN, MAINE
 SCALE 1 INCH = 100 FEET



Eave extension over entrance

Restructured using glue-lams for purlings

Lakeside

20'-0"

"Slider"
Cottage Style Double-hung
60" x 64" ONLY

Deck with low wide bench-seat

Sauna Entrance

Stairs-up narrowed to 36" wide

Concrete Landing

Rehabbed Rotted Porch

Cantilevered Step

North Elev.

LakeHouse Design Build

Shed Dormer Addition Draft #2

SCALE	APPROVED BY	DRAWN BY
DATE	Scale: 1/4" = 1'-0"	REVISED
Davis Cottage Refit by: wah 1122021		
Drawing #11221-1		DRAWING NUMBER

November 11, 2021

Belgrade Building Committee


To Whom It May Concern:

We are the owners of 284 Sandy Cove Road in Belgrade Lakes, Maine. We have engaged William Hudson to serve as our advisor and contractor in a renovation of this property. We are conveying him the right to represent us in this single matter of obtaining a building permit for the purposes of building a dormer over the existing loft area on the back side of our camp under the current height restrictions of 20' - with no changes to the footprint.

We are excited about the opportunity to improve our dwelling and enjoy the natural beauty of the Belgrade Lakes Regions.

If you have any questions, please don't hesitate to reach out to either of us.

Sincerely,

A handwritten signature in cursive script that reads "Michelle R. Davis".

Michelle R. Davis

J. Craig Rochester

**TRANSFER
TAX
PAID**

**TRUSTEE'S DEED
Joint Tenancy**

Kathleen C. Berger of Candia, State of New Hampshire, **Trustee of the Englewood Realty Trust**, by the power conferred by law, and every other power, for consideration paid, grant to

Michelle R. Davis and J. Craig Rochester of Jamaica Plain, State of Massachusetts, whose mailing address is **286 Chestnut Avenue, Jamaica Plain, Massachusetts 02130**, as **JOINT TENANTS**,

a certain lot or parcel of land, together with any buildings and improvements thereon, situated in Belgrade, County of **Kennebec**, State of **Maine**, bounded and described as follows:

(SEE EXHIBIT A ATTACHED HERETO)

IN WITNESS WHEREOF, the Trustees have set their hands and seals this 22nd day of August, 2008.

Robin Campbell
Witness

Kathleen C. Berger
Trustee of Englewood Realty Trust

State of NH
County of Hocknisquam, ss.

August 22, 2008

Then personally appeared the above-named Kathleen C. Berger, Trustee of Englewood Realty Trust, in his/her capacity as Trustee of the Trust and acknowledged the foregoing to be his/her free act and deed in said capacity.

Before me,

Bonnie McHath
Name: BONNIE MCHATH
Notary Public/Attorney-at-Law
Commission expires: 08-19-09

(3) D J sink

EXHIBIT A

Certain lots or parcels of land, together with the buildings and improvements located thereon, situate in Belgrade, County of Kennebec and State of Maine, being more particularly bounded and described as follows, to wit:

PARCEL 1:

Beginning at an iron pin on the shore of Long Pond at the southwest corner of land of Justin M. Monson; thence running along and in the south line of land of the said Justin M. Monson, a distance of 200 feet, more or less, to an iron pin located on the west side of the so-called Shore Camp Road; thence running in a southerly direction along said Shore Camp road, a distance of 80 feet, more or less, to an iron pin located on the north line of Lot No. 57 as shown on a Plan entitled "Plot Plan for Lake Shores at Belgrade, Parker Lake Shore, Inc., owners, Belgrade, Maine dated August 12, 1964, and recorded in Plan Book 30 at Page 3 at the Kennebec Registry of Deeds"; thence on a bearing of South 83° 07' West a distance of 189.3 feet, more or less, to an iron pin near the shore of said Long Pond; thence running North 03° 58' West along the shore of said Long Pond to the iron pin at the point of beginning.

Together with a right of way in common with others who may have a like right along, over and across the currently used access road to the Dunn Road, so-called; provided, however, that the original Grantors, their heirs, successors and assigns, shall have no responsibility, financial or otherwise, for the maintenance of said road and or liability in connection with the use of said road.

PARCEL 2:

Beginning on the east side of the Shore Camp Road in Sandy Cove Corporation area which has been known as Hill's Half Acre Section, on the eastern extension of the north boundary of the Jack Cox Lot (See Kennebec County Registry of Deeds Book 1428, Page 33); thence easterly along said extension for 200 feet to a corner; thence southerly on a line parallel to the Camp Road to the eastern extension of the south boundary of the Cox Shore Lot; thence westerly along said extension to the Shore Road; thence northerly along the shore road to the point of beginning. This transfer is subject to the following exceptions:

1. Existing right of way.
 2. No lumbering of any kind.
 3. No buildings of any kind.
- These restrictions are to insure forever the natural beauty of the area.

10/13

Received Kennebec SS.
08/26/2008 8:02AM
Pages 3 Attest:
BEVERLY BUSTIN-HATHENOW
REGISTER OF DEEDS

Meaning and intending to convey the same premises conveyed in Book 8163, Page 317 to Jack E. Cox and Margery J. Cox, Trustees of the Jack & Margery Cox Living Trust to Kathleen C. Berger, Trustee of the Englewood Realty Trust dated October 7, 2004 and recorded in Book 8163, Page 317 in the Kennebec County Registry of Deeds. CMT-22251


FD

FORMS

Replacement System Variance Request

VARIANCE CATEGORY	LIMIT OF LPI'S APPROVAL AUTHORITY						VARIANCE REQUESTED TO:	
	Disposal Fields			Septic Tanks			Disposal Fields	Septic Tanks
SOILS								
Soil Profile	Ground Water Table			to 7"			inches	
Soil Condition	Restrictive Layer			to 7"			inches	
from HHE-200	Bedrock			to 12"			inches	
SETBACK DISTANCES (in feet)								
From	Less than 1000 gpd	1000 to 2000 gpd	Over 2000 gpd	Less than 1000 gpd	1000 to 2000 gpd	Over 2000 gpd	To	To
Wells with water usage of 2000 or more gpd or public water supply wells	300 ft [a]	300 ft [a]	300 ft [a]	100 ft [a]	100 ft [a]	100 ft [a]		
Owner's wells	100 down to 60 ft	200 down to 100 ft	300 down to 150 ft	100 down to 50 ft [b]	100 down to 50 ft	100 down to 50 ft		
Neighbor's wells	100 down to 60 ft [b]	200 down to 120 ft [b]	300 down to 180 ft [b]	100 down to 50 ft [b]	100 down to 75 ft [b]	100 down to 75 ft [b]		
Water supply line	10 ft [a]	20 ft [a]	25 ft [a]	10 ft [a]	10 ft [a]	10 ft [a]		
Water course, major - for replacements only, see Table 400.4 for major expansions	100 down to 60 ft	200 down to 120 ft	300 down to 180 ft	100 down to 50 ft	100 down to 50 ft	100 down to 50 ft		
Water course, minor	50 down to 25 ft	100 down to 50 ft	150 down to 75 ft	50 down to 25 ft	50 down to 25 ft	50 down to 25 ft		
Drainage ditches	25 down to 12 ft	50 down to 25 ft	75 down to 35 ft	25 down to 12 ft	25 down to 12 ft	25 down to 12 ft		
Edge of fill extension - Coastal wetlands, special freshwater wetlands, great ponds, rivers, streams	25 ft [d]	25 ft [d]	25 ft [d]	25 ft [d]	25 ft [d]	25 ft [d]		
Slopes greater than 3:1	10 ft	18 ft	25 ft	N/A	N/A	N/A		
No full basement [e.g. slab, frost wall, columns]	15 down to 7 ft	30 down to 15 ft	40 down to 20 ft	8 down to 5 ft	14 down to 7 ft	20 down to 10 ft		
Full basement [below grade foundation]	20 down to 10 ft	30 down to 15 ft	40 down to 20 ft	8 down to 5 ft	14 down to 7 ft	20 down to 10 ft		
Property lines	10 down to 5 ft [c]	18 down to 9 ft [c]	20 down to 10 ft [c]	10 down to 4 ft [c]	15 down to 7 ft [c]	20 down to 10 ft [c]		
Burial sites or graveyards, measured from the down toe of the fill extension	25 ft	25 ft	25 ft	25 ft	25 ft	25 ft		
OTHER								
1. Fill extension Grade - to 3:1								
2.								
3.								

Footnotes: [a.] Single-family well setbacks may be reduced as prescribed in Section 701.2.
 [b.] This distance may be reduced to 25 feet, if the septic or holding tank is tested in the plumbing inspector's presence and shown to be watertight or of monolithic construction.
 [c.] Additional setbacks may be needed to prevent fill material extensions from encroaching onto abutting property.
 [d.] Additional setbacks may be required by local Shoreland zoning.
 [e.] Natural Resource Protection Act requires a 25 feet setback, on slopes of less than 20%, from the edge of soil disturbance and 100 feet on slopes greater than 20%. See Chapter 15.
 [f.] May not be any closer to neighbors well than the existing disposal field or septic tank unless written permission is granted by the neighbor. This setback may be reduced for single family houses with Department approval. See Section 702.3.
 [g.] The fill extension shall reach the existing ground before the 3:1 slope or within 100 feet of the disposal field.
 [h.] See Section 1402.10 for special procedures when these minimum setbacks cannot be achieved.



 SITE EVALUATOR'S SIGNATURE

8 FEB 06

 DATE

FOR USE BY THE DEPARTMENT ONLY

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

 SIGNATURE OF THE DEPARTMENT

 DATE

Town BEL GRADE Address #284 SANDY COVE ROAD Owner ENGLEWOOD REALTY TRUST
ATTACHMENT TO HHE-200

Caution: Before starting, contractor must insure fill depth amounts match with elevations given. Contact designer immediately with any discrepancies.

Notes:

1. Construction to conform to "State of Maine Subsurface Wastewater Disposal Rules".
2. Property lines shown are as provided by owner, agent, or municipality. No guarantee of accuracy is implied. Actual property lines must be confirmed by survey.
3. Remove organic material and ~~scarify~~ proto-till narrow area under drain-field and fill extensions.
4. Unless otherwise specified, all fill will be coarse sand to a gravelly coarse sand. See Sec. 804.0 in the Maine State Plumbing Code for further clarification of fill requirements. In 8" lifts, compacted as placed. First lift to be thoroughly mixed with original soil, to form a transition horizon.
5. Septic tanks and pump stations shall be installed watertight to prevent infiltration of ground and surface water.
6. Force mains, pump stations, and or gravity piping subject to freezing shall be adequately insulated.
7. Unless otherwise specified, **septic tank** to be located by contractor; at minimum; 8' to proposed or existing home and or buildings, 10' to property line & water supply line, 100' to all wells and shoreline. Owner's well & shoreline setback can be reduced to 50' if a 1 piece water-tight tank is used.
8. A septic tank outlet filter is recommended.
9. If replacement system with new tank, existing tank or cesspool to be filled with soil or removed. If existing tank is to be utilized, tank is to be thoroughly inspected for condition.
10. Unless otherwise specified, this plan does not allow the placement of pumps between the wastewater source and the septic tank.
11. Unless otherwise specified, disposal area to existing or proposed buildings setback is 20'.
12. Water from gutters, driveways, walks, and other surface water to be diverted away from system.
13. Loam, seed and mulch all disturbed areas to prevent erosion and facilitate runoff.
14. Unless otherwise specified, keep traffic heavier than lawn tractor away from all components of system.
15. Keep sanitary napkins, cigarette butts, coffee grounds, paper towels, grease, and nonbiodegradables out of system.
16. Many times it is impossible to locate water supplies. Property owner assumes responsibility of proper setback to any unknown water supplies.
17. Discharge from water treatment equipment and residential foundation/floor drains is not considered wastewater and must not be plumbed into septic system. This flow should be diverted into a separate drywell (Disposal area that does not require design or permit). A floor drain used for anything other than fresh-water disposal does require design and permit.
18. Plumbing fixtures must be strictly maintained to insure excess water does not enter septic system. Excess water can lead to premature clogging and total failure of disposal area.
19. Venting of disposal area is not required, but can facilitate biological action in disposal area.
20. Pumped systems will be equipped with audible high water alarm, wired to separate circuit as pump.
21. If a BK2000 Waste-Water Management system or any other Norweco products are included in this design, the designer has a financial interest in the sale of these products. Owner is encouraged to research comparable products and make final choice. If owner chooses a competitors product, design will be revised to note said change at no charge.
22. Take 3 copies of the plan to your local plumbing inspector for required permit.

Stephen P. Robbins

S.E. #301

Date 8 FEB 06

Page 4 of 4

S.P.R.

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Maine Dept. Health & Human Services
Division of Health Engineering, 10 SHS
(207) 287-5672 Fax: (207) 287-3165

PROPERTY LOCATION		ELIGIBLE	PERMIT #	APPLICANT	DATE
City, Town, or Plantation	BELGRADE	Date Permit Issued:	13116100	3/20/06	10/09
Street or Road	7284 SANDY COVE ROAD	Local Plumbing Inspector Signature	<i>[Signature]</i>	FEE	Double Fee Charged
Subdivision, Lot #		L.P.I. #	1850		

OWNER/APPLICANT INFORMATION		CAUTION: INSPECTION REQUIRED	
Name (last, first, MI)	ENGLEWOOD REALTY TRUST <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Applicant	I have inspected the installation authorized above and found it to be in compliance with the Subsurface Wastewater Disposal Rules Application.	(1st) date approved
Mailing Address of Owner/Applicant	1397 FORKED CREEK DRIVE ENGLEWOOD, FL 34223	Local Plumbing Inspector Signature	(2nd) date approved
Daytime Tel #	941-473-1268	Municipal Tax Map #	Lot #

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.
Virginia Locke 3/2/06
Signature of Owner or Applicant Date

PERMIT INFORMATION		
TYPE OF APPLICATION <input type="checkbox"/> 1. First Time System <input checked="" type="checkbox"/> 2. Replacement System Type replaced: _____ Year installed: _____ <input type="checkbox"/> 3. Expanded System a. Minor Expansion b. Major Expansion <input type="checkbox"/> 4. Experimental System <input type="checkbox"/> 5. Seasonal Conversion	THIS APPLICATION REQUIRES <input type="checkbox"/> 1. No Rule Variance <input type="checkbox"/> 2. First Time System Variance a. Local Plumbing Inspector Approval b. State & Local Plumbing Inspector Approval <input checked="" type="checkbox"/> 3. Replacement System Variance a. Local Plumbing Inspector Approval b. State & Local Plumbing Inspector Approval <input type="checkbox"/> 4. Minimum Lot Size Variance <input type="checkbox"/> 5. Seasonal Conversion Permit	DISPOSAL SYSTEM COMPONENTS <input checked="" type="checkbox"/> 1. Complete Non-engineered System <input type="checkbox"/> 2. Primitive System (graywater & alt. toilet) <input type="checkbox"/> 3. Alternative Toilet, specify _____ <input type="checkbox"/> 4. Non-engineered Treatment Tank (only) <input type="checkbox"/> 5. Holding Tank, _____ gallons <input type="checkbox"/> 6. Non-engineered Disposal Field (only) <input type="checkbox"/> 7. Separated Laundry System <input type="checkbox"/> 8. Complete Engineered System (2000 gpd or more) <input type="checkbox"/> 9. Engineered Treatment Tank (only) <input type="checkbox"/> 10. Engineered Disposal Field (only) <input type="checkbox"/> 11. Pre-treatment, specify: _____ <input type="checkbox"/> 12. Miscellaneous Components
SIZE OF PROPERTY .74 <input type="checkbox"/> SQ. FT. <input checked="" type="checkbox"/> ACRES	DISPOSAL SYSTEM TO SERVE <input checked="" type="checkbox"/> 1. Single Family Dwelling Unit, No. of Bedrooms: 4 <input type="checkbox"/> 2. Multiple Family Dwelling, No. of Units: _____ <input type="checkbox"/> 3. Other: _____ (specify)	TYPE OF WATER SUPPLY <input type="checkbox"/> 1. Drilled Well <input type="checkbox"/> 2. Dug Well <input type="checkbox"/> 3. Private <input type="checkbox"/> 4. Public <input checked="" type="checkbox"/> 5. Other COMMUNITY
SHORELAND ZONING <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Current Use <input checked="" type="checkbox"/> Seasonal <input type="checkbox"/> Year Round <input type="checkbox"/> Undeveloped	

DESIGN DETAILS (SYSTEM LAYOUT SHOWN ON PAGE 3)			
TREATMENT TANK <input checked="" type="checkbox"/> 1. Concrete a. Regular b. Low Profile <input type="checkbox"/> 2. Plastic <input type="checkbox"/> 3. Other: _____ CAPACITY: 1000 GAL	DISPOSAL FIELD TYPE & SIZE <input type="checkbox"/> 1. Stone Bed <input type="checkbox"/> 2. Stone Trench <input checked="" type="checkbox"/> 3. Proprietary Device a. cluster array <input type="checkbox"/> c. Linear b. regular load <input type="checkbox"/> d. H-20 load <input type="checkbox"/> 4. Other: _____ SIZE: 1200 <input checked="" type="checkbox"/> sq. ft. <input type="checkbox"/> lin. ft.	GARBAGE DISPOSAL UNIT <input checked="" type="checkbox"/> 1. No <input type="checkbox"/> 2. Yes <input type="checkbox"/> 3. Maybe If Yes or Maybe, specify one below <input type="checkbox"/> a. multi-compartment tank <input type="checkbox"/> b. _____ tanks in series <input type="checkbox"/> c. increase in tank capacity <input type="checkbox"/> d. Filter on Tank Outlet	DESIGN FLOW 360 gallons per day BASED ON <input checked="" type="checkbox"/> 1. Table 501.1 (dwelling unit(s)) <input type="checkbox"/> 2. Table 501.2 (other facilities) SHOW CALCULATIONS for other facilities
SOIL DATA & DESIGN CLASS PROFILE CONDITION DESIGN 3, C, 1, 1 at Observation Hole # 1 Depth 15" of Most Limiting Soil Factor	DISPOSAL FIELD SIZING <input type="checkbox"/> 1. Small—2.0 sq. ft. / gpd <input type="checkbox"/> 2. Medium—2.6 sq. ft. / gpd <input checked="" type="checkbox"/> 3. Medium—Large 3.3 sq. ft. / gpd <input type="checkbox"/> 4. Large—4.1 sq. ft. / gpd <input type="checkbox"/> 5. Extra Large—5.0 sq. ft. / gpd	EFFLUENT/EJECTOR PUMP <input type="checkbox"/> 1. Not Required <input checked="" type="checkbox"/> 2. May Be Required <input type="checkbox"/> 3. Required Specify only for engineered systems: DOSE: _____ gallons	<input type="checkbox"/> 3. Section 503.0 (meter readings) ATTACH WATER METER DATA LATITUDE AND LONGITUDE at center of disposal area Lat. 44 d 28 m 719 s Lon. 069 d 39 m 074 s if g.p.s. state margin of error

SITE EVALUATOR STATEMENT
 I certify that on 9 FEB 06 (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).

Stephen P. Robbins
Site Evaluator Signature
Stephen P. Robbins

S.E.# 301
377-6707

8 FEB 06
Date
narrowspd@aol.com
 PAGE 1 OF

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) 287-2672 FAX (207) 287-4472

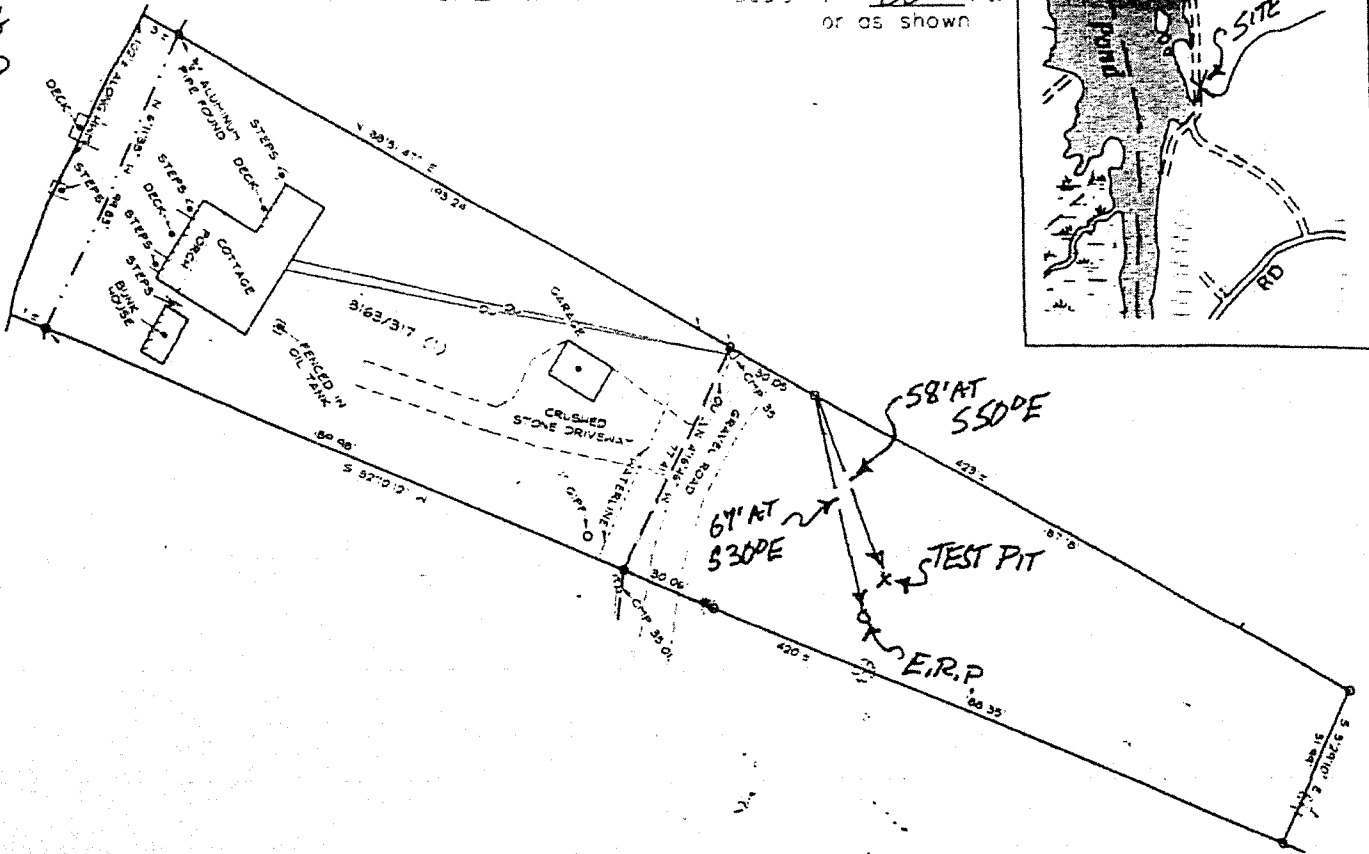
Town, City, Plantation
BELGRADE

Street, Road Subdivision
#284 SANDY COVE ROAD
SITE PLAN

Owner's Name
ENGLEWOOD BEAUTY TRUST

Scale **1" = 60 Ft.**
or as shown

LONG POND



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

Observation Hole **#1** Test Pit Boring
2 " Depth of Organic Horizon Above Mineral Soil

Texture	Consistency	Color	Mottling
0	FRIABLE	LIGHT BROWN	
5		RED	
10		BROWN	
15		YELLOW BROWN	FEW
20	FIRM	OLIVE	COMMON
25			
30			
35			
40			
45			
50			

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

Texture	Consistency	Color	Mottling
0			
5			
10			
15			
20			
25			
30			
35			
40			
45			
50			

Soil Classification **3 C** Slope **6%** Limiting Factor **15"** Ground Water
Profile Condition **6%** Restrictive Layer
 Bedrock Pit Depth

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

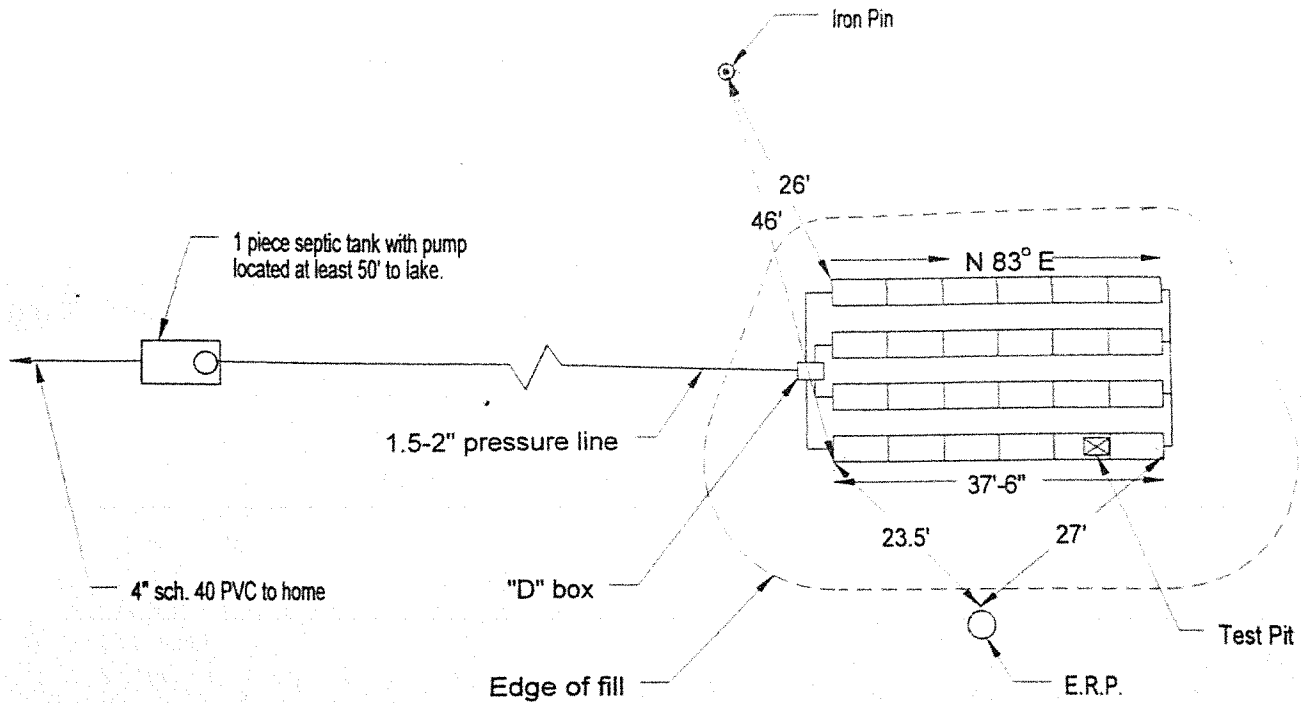
Steph P. Phillips
Site Evaluator Signature

301
SE

8/28/05
Date

SUBSURFACE WASTEWATER DISPOSAL PLAN

Scale: 1" = 20 ft.



BACKFILL REQUIREMENTS

Depth of Backfill (upslope) 21-28"
 Depth of Backfill (downslope) 35-41"
 DEPTHS AT CROSS-SECTION (shown below)

CONSTRUCTION ELEVATIONS

Finished Grade Elevation -24"
 Top of Distribution Pipe or Proprietary Device -32"
 Bottom of Disposal Field -48"

ELEVATION REFERENCE POINT

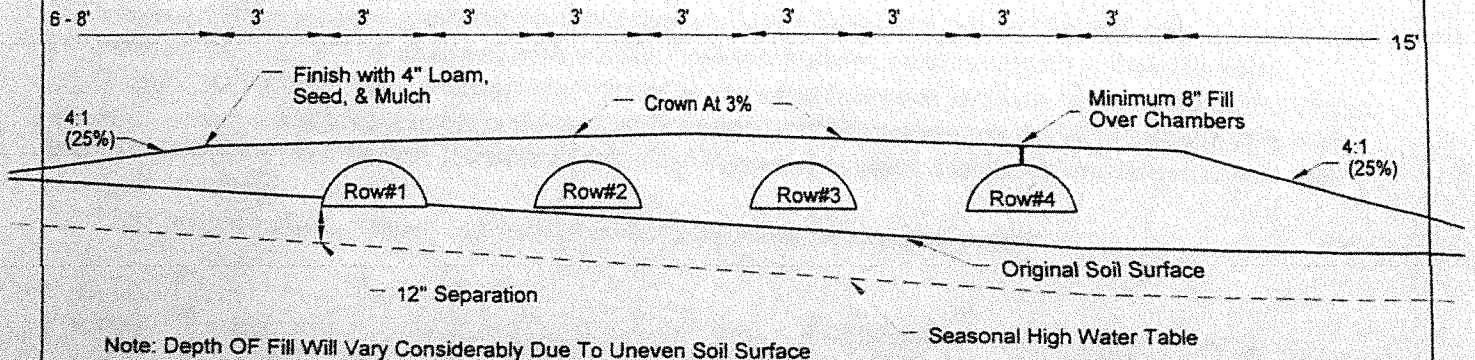
Location & Description: NAIL IN 18"
HEMLOCK 47" FROM GROUND
 Reference Elevation is: 0.0" or:

DISPOSAL FIELD CROSS-SECTION

Scales:

Vertical: 1" = 5 ft.
 Horizontal: 1" = 5 ft.

Note: Use 24 high capacity Biodifuser type plastic chambers.
 Chambers may be draped with filter fabric equal to Amoco #4535
 to prevent infiltration of fill through louvers. Clean crushed stone can
 be used around chambers if 3' of soil can be maintained between rows.
 Do not use stone under chambers.



Styl P

SE #301

8 FEB 06

PAGE 3 OF 4

Davis Cottage Proposed Task List Changes.

1. All windows and doors indicated on elevation plan to be replaced with Marvin Essential Series.
2. Back 10' existing roof section over loft existing 8/12 pitched roof to be converted to 2" sloped shed dormer pitched away from lake.
3. Back existing overhang to be increased 12" to divert rain & snow from entrance
4. Rotted porch that owners removed to be rebuilt to same size as existing on original survey map.
5. 12 new tapered concrete footings insulated from frost to replace existing round concrete disk in all post to ground applications
6. Remove screwed down metal roofing and replace with 24 gauge standing seam.
7. Roof to be insulated with 2" urethane foam before installing standing seam.
8. Interior superstructure to be reinforced using glue-lam beams in pearling configuration
9. Front deck stairs to be reduced from 6' wide to 3' wide to increase deck space.

LDB @ 17 Birchwood Road Augusta Maine 04330

207.242.3663

①



2



2



3



4



5



6



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

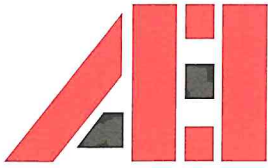
NOTE: The Maine Department of Environmental Protection's stormwater best management practices are posted at townofbelgrade.com/bmps.

**Permit Application for Work
in the Shoreland Zone for
Paul & Carrie Dennis
194 Sahagian Road
Belgrade, Maine
Project No. 256-21**



Prepared by

A.E. Hodsdon Engineers
10 Common Street
Waterville, ME 04901
873-5164



A.E.Hodsdon
CONSULTING ENGINEERS
10 COMMON ST., WATERVILLE, ME
04901 (207) 873-5164

November 23, 2021
256-21

Town of Belgrade
Planning Board
6 Manchester Road
Belgrade, ME 04917-9730

RE: ***Permit Application for Work in the Shoreland Zone
194 Sahagian Road, Belgrade, Maine***

Dear Planning Board Members:

As technical representative and on behalf of Paul & Carrie Dennis, we present to you the Permit Application for the demolition of two existing structures and the construction of a new structure located on 194 Sahagian Road in Belgrade, Maine.

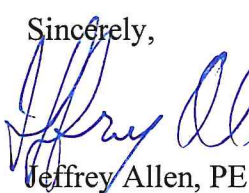
Application is being made at this time to determine the allowable footprint and setbacks for the replacement structure.

Included with the application are the following exhibits:

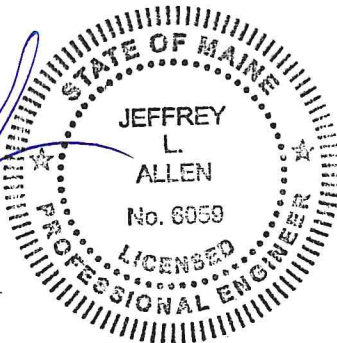
1. Application for Permit
2. Required Attachments to Application
 - Exhibit A – Site Plan
 - Exhibit B – Septic System Inspection Report
 - Exhibit C – NOT APPLICABLE
 - Exhibit D – Description of Project
 - Exhibit E – Photos of Structure
 - Exhibit F – NOT APPLICABLE
 - Exhibit G – Erosion Control Plan

Please review and comment as to the completeness of the application.

Sincerely,


Jeffrey Allen, PE

Enclosures



Shoreland
 Certified Contractor
 Number # _____
 Non Shoreland

Town of Belgrade, Maine APPLICATION FOR PERMIT

990 Augusta Road Belgrade Me 04917
 207-495-2258
 Application # _____
 Map# 29 Lot# 12
 Permit# _____

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


1. Applicant: Name <u>Paul & Carrie Dennis, c/o Mark Gliniewicz</u> Mailing Addr, <u>PO Box 229, Belgrade</u> State/Zip Maine, 04917 Phone# <u>649-7269</u>	2. Owner (if other than applicant): Name same _____ Mailing Addr _____ State/Zip _____ Phone# _____
--	--

3. Specific location of property 194 Sahagian Road Map# 29 Lot# 12
4. Name of Lake/Pond/Stream (if applicable) Great Pond
5. Current use of property (check all that apply)
 Residential/Recreational; _____ Individual Private Campsite; _____ Commercial; _____ Industrial; _____ Other
6. Proposed construction or change in use: Demolition of two existing camps and construction of one replacement camp
7. Existing sewage disposal system type and capacity: onsite septic tank with pump to offsite leach field
 Present number of bedrooms 5 ; Bedrooms to be added under this application -1 for a total of 4
 When did you purchase the property within Shoreland Zone? September 2021 (month/year) If after 11/6/18, attach copy of septic system inspection report documenting it is not malfunctioning. See Exhibit B
8. Total lot area 0.86 acres ; Lot area within the Shoreland Zone 0.74 acres
9. Square footage of unvegetated surface within shoreland zone including all structures, driveways, parking, walkways and patios. 32,079 sq.ft.
10. What is the total area of cleared openings of woody vegetation (Sqft) 32,079 sq.ft.
11. 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	<u>3,123 SF (2 camps)</u>	<u>96 SF shed outside SZ</u>
Proposed Structure Square Footage	<u>3,123 SF</u>	<u>96 SF shed outside SZ</u>

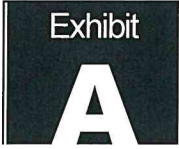
*Required only for structures within Shoreland Zone

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: _____

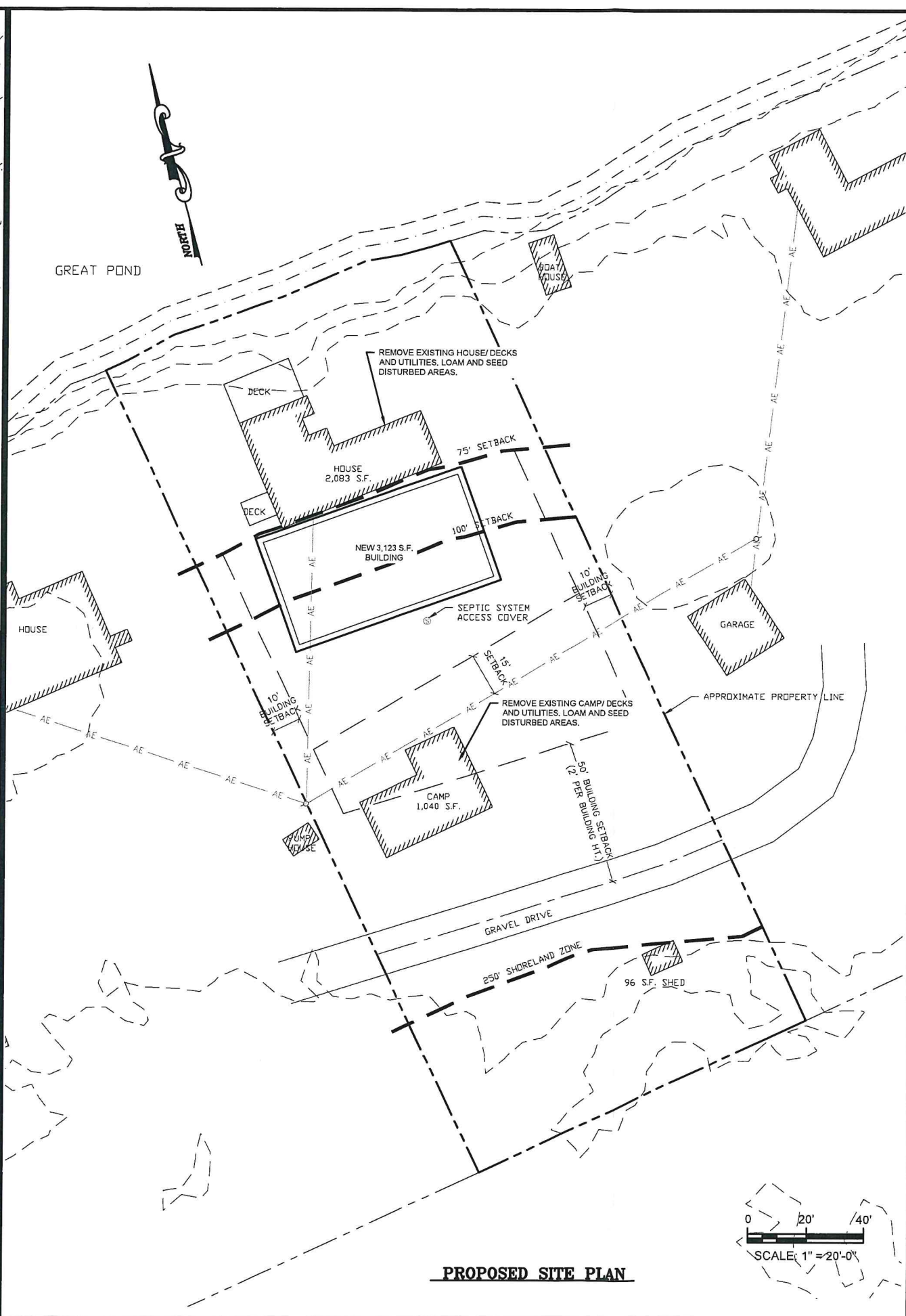
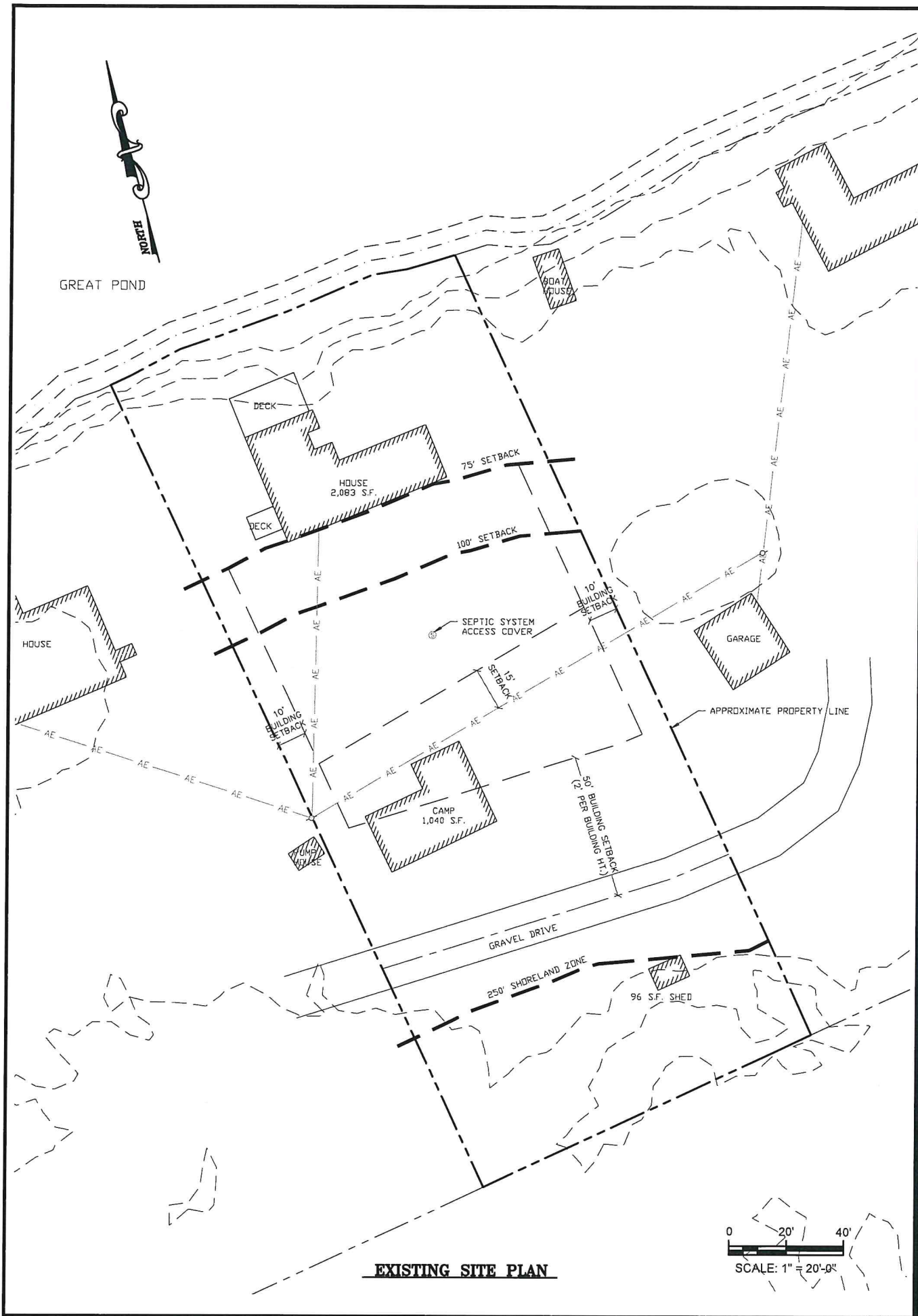
There may be additional Federal, State or local permits required depending on the nature of the project.

TOWN USE ONLY DECISION: _____ APPROVE _____ DISAPPROVED Conditions _____ _____ _____ _____	Date: _____ PB _____ CEO _____ Signatures: _____ _____ _____ _____
--	--

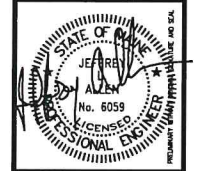


Permit Application for Dennis Property, 194 Sahagian Road, Belgrade

A. Site Plan



1	JLA	11-15-2021	PRELIMINARY SITE PLAN TO TOWN
STATUS:			
NOT BE USED WITHOUT WRITTEN PERMISSION FROM AE HODSDON CONSULTING ENGINEERS, ANY ATTEMPTS TO REPRODUCE OR TRANSMIT THIS INFORMATION IN ANY MANNER WITHOUT WRITTEN PERMISSION FROM AE HODSDON CONSULTING ENGINEERS ARE PROHIBITED.			



EXISTING AND PROPOSED SITE PLAN

OF: **DENNIS CAMP**
184 SAHAGIAN ROAD
BELGRADE, MAINE

FOR: **PAUL AND CARRIE DENNIS**

DRAWN	CHECKED
PLS	JLA
SCALE	DATE
AS NOTED	10-18-2021

C0.1
PROJECT#: 256-21

Exhibit

B

Permit Application for Dennis Property, 194 Sahagian Road, Belgrade

B – Septic System Inspection Report

EXHIBIT B – STATEMENT FROM TOWN PLUMBING INSPECTOR

The proposed camp will be of new construction and therefore the plumbing inside of the new structure and a replacement septic tank will need to be inspected, when necessary, by the Belgrade Town Code Enforcement Officer and the Local Plumbing Inspector.

The existing septic system was inspected on November 12, 2021. The report of the septic system inspection is attached in this Exhibit.

AJ's Septic Inspections Inc.

212 Glenn Harris Road

New Sharon, ME 04955

(207) 778 - 5444

Inspection Number 596025

Septic System Inspection

Date ordered: 11/4/2021

Site Address: 194 Sahagian Rd Belgrade,ME

Date completed: 11/18/2021

Customer:: Belgrade Lakes Carpentry

Billing Address: PO Box 229 Belgrade,ME

Phone (207)649-7269

Email: belgradelakescarpentry@gmail.com

County: Kennebec

Inspection conducted By: *James Cushing*

General Site Information

596025

Page 2

Part 1.

- | | |
|---|---|
| 1. Age of building 60+ yrs (Estimated) | 2. Current use: MultiFamily |
| 3. Bdrms/units: 5 | 4. Age of system 1992 |
| 5. Is the building currently occupied: NO | 6. Most recent no. of occupants: 0 |
| 7. Number of weeks empty: Unknown | 8. Water source: Lake |
| 9. Seasonal Occupancy: No | 10. last time septic tank was pumped: Unknown |
| 11. Is the washing machine connected to the sewage disposal system: Unknown | |

Note: Maine Subsurface Disposal Rules require the washing machine to be connected to the septic tank or discharged into an approved gray water system.

Part 2. Tanks on site:

Estimated capacity (Gallons)

Septic tank	Yes	1500 gal
Pumping Station	Yes	Other
Grease trap	No	
Other tank		

Part 3. Absorption system: (The areas listed below are estimates made to the best of our ability)

- | | |
|------------------|-------------------------------|
| Cesspool: | NA |
| Seepage bed: | NA |
| Trench system: | NA |
| Chambers: | 32 High Capacity Infiltrators |
| Other(Describe): | |

Condition of sewage treatment system

Part 4. Condition of treatment tank:

Top cover:	Satisfactory	Liquid level:	Unsatisfactory	See Appendix 1
Inlet cover:	Satisfactory	Depth of sludge:	Unsatisfactory	13"
Outlet cover:	Satisfactory	Thickness of scum:	Unsatisfactory	3"
Inlet baffle:	Satisfactory			
Outlet baffle:	Satisfactory			

If any of the above items are marked unsatisfactory then the septic tank condition is unsatisfactory !

A listing of satisfactory is based on condition, operation, and /or whether the item would be judged acceptable by current standards: All findings are the opinions of A.J.'s Septic Inspection Inc.

Electrical/Mechanical operation of pumps: Satisfactory

Treatment tank to absorption system pipeline: Satisfactory

Part 5. Condition of absorption system:

Was the treatment tank pumped ?	No	
Was pumping the tank recommended ?	Yes	
Is the liquid level at the invert of the outlet pipe in the treatment tank ?	No	See Appendix 1
Does effluent discharge onto the ground or into a body of water ?	No	
Is seepage visible around the system ?	No	
Is lush vegetation present ?	No	
Is there evidence of current malfunction ?	No	
Is there evidence of past malfunction ?	No	

Malfunctioning system: (Maine Dept. of Human Services, Division of Health Engineering)

A system that is not operating or is not functioning properly. Indications of a malfunctioning system included, but are not limited to, any of the following: ponding or outbreak of waste water or septic tank effluent onto the surface of the ground; seepage of waste water or septic tank effluent into parts of buildings below ground; back-up of waste water into the building served that it not caused by a physical blockage of the internal plumbing; or contamination of nearby water wells or waterbodies/courses.

Malfunctioning systems: Any system currently malfunctioning must be replaced, using criteria for a replacement system, as described in Section 8, or repaired, as allowed in Section 2.F.2 of the Subsurface Waste Water Rules.

Warning: If the system is failing DO NOT HAVE THE TANK PUMPED until the cause of the problem is repaired. Pumping the tank will not allow a competent inspection if a second opinion is wanted.

Part 6. Company Disclaimer

1. This report is the sole property of A.J.'s Septic Inspections, Inc. and all statements made herein are the opinions of A.J.'s Septic Inspections, Inc. We reserve the right to distribute this report at our discretion.

2. We locate septic systems on the ground to do inspections but we do not determine the location of property lines or the proximity of systems to property lines.

3. The process of doing inspections causes some disruption of your property because we must physically dig up tank covers and inspection holes. We always take care to keep any disturbances to a minimum.

4. The report is based upon our considerable knowledge and experience in wastewater technology. It also includes observations and opinions from the on-site investigation. This report is the present condition of the on-site sewage disposal system. We make no guarantee, warranty, nor do we certify the correct functioning of your system for any period of time past the time of inspection. Our company has no ability to supervise or control any of the many factors which affect the current functioning of the wastewater system, and therefore will assume no liability for its continued proper functioning.

5. A.J.'s Septic Inspections, Inc. disclaims any warranty, expressed or implied, arising from the inspection of the system or from this report. We make no claim that the system will continue to function for any future buyer.


6. Our septic system inspection does not make any determination of the impact the system has on ground water.

7. Inspections done during winter months, because of the frost and snow, are not as encompassing as those done during summer months. We will be happy to return when the snow and frost are gone if retained to do so.

8. We recommend second opinions. If you call we will gladly provide the names of other experienced inspectors.

Thank you for your patronage. Remember that good service doesn't cost -- it pays.

Signature



Date:

11/18/2021

James Cushing
State of ME Certification #272
Septic Systems Inspector

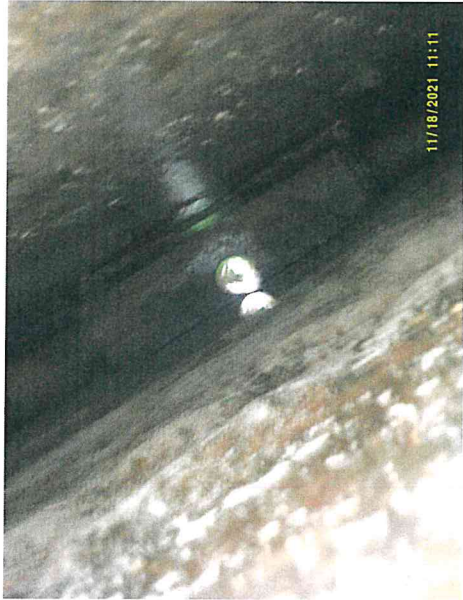
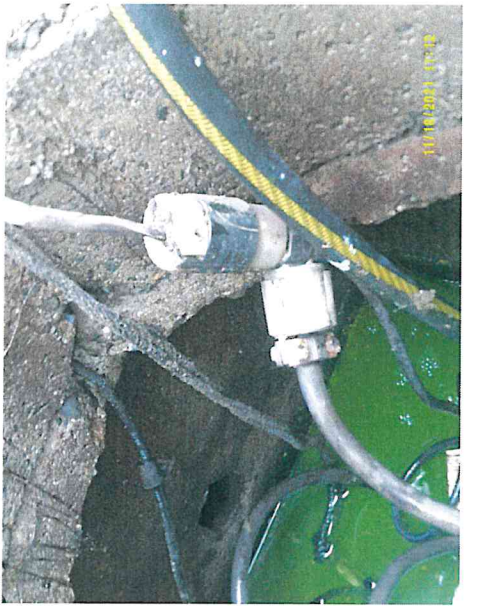
596025

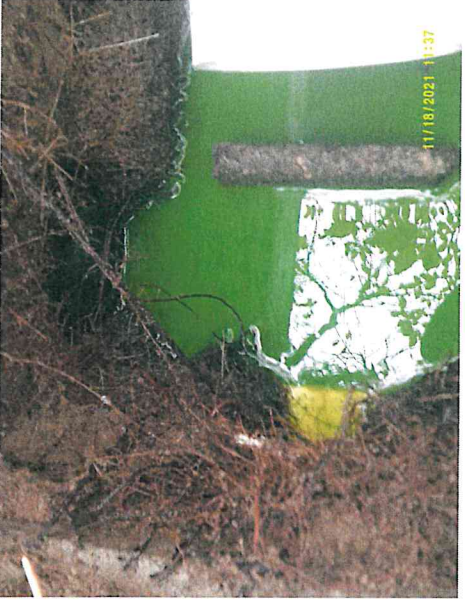
Appendix 1: Explanations for tank condition

On the day of the inspection a concrete 1500 gallon septic tank with an in the tank pumping station was located between the cabins. The pumping station cover, 18" round and the inlet cover, 12" x 16" were exposed and removed for inspection. The inlet and outlet baffles were found intact, but this tank is due for pumping. The pump and alarm were cycled. The pump is operational, the alarm has been placed on the silent position. I believe the float switch is stuck on. The pumps float switch is set too high causing this tank the be overfull when the pump turns on. I recommend water tight electrical connections or move the plug connection outside the tank. Most of these repairs are minor, but if the tank needs to be moved it may be more cost effective to replace it when the new home is constructed.

Appendix 2: Explanations for absorption system condition

On the day inspection the absorption area located approx. 1000 ft. down the road is a chamber system, it was constructed with 32 high capacity infiltrators, they are set in 4 rows of 8, each row is 50' long. The rows are spaced 3' apart, stepped downhill and are fed in serial distribution. The distribution box at the beginning of row 1 was exposed and its cover removed. An inspection hole was also dug beside one of the infiltrators in row 3. Row 3 looks clean and dry with no sign of past use. Water and dye were added to this system for approx. 90 minutes with no signs of malfunction. In my opinion this absorption area is in satisfactory condition. (Note: I can't estimate the remaining life of this system due to its age. Also, there is some minor root intrusion into the distribution box. The roots should be removed, treating around the box with cooper sulfates may slow the return of the roots.)







Permit Application for Dennis Property, 194 Sahagian Road, Belgrade

D – Description of Proposed Project

EXHIBIT D – DESCRIPTION OF PROPOSED PROJECT

The work proposed in this application includes the following:

1. **Demolition of the two existing structures:** The two existing structures (a 2-bedroom camp and a 3-bedroom camp) on the property will be demolished and their foundations will be filled or removed. The two existing camps and their decks have a combined footprint of 3,123 SF.
2. **Construction of a new dwelling:** A new 4-bedroom structure will be constructed on the property. The design of the new camp has not been finalized and is dependent on what building footprint is allowed by the Town. The new structure seeks to have a total footprint of 3,123 SF which is what is being removed. The new camp may be partially located inside of the 100' setback but will be outside of the 75' setback. A section of the proposed deck may be inside of the 75' setback.
3. **Remove and Replace Septic tank:** As part of the demolition the septic tank and pump was inspected. The existing leach field is offsite further back from the lake and no alterations to the field are contemplated.
4. **Well Installation:** Water for the camps is currently drawn from the lake. Potable water is brought to the camps in bottles. A drilled well is proposed to replace this system and provide onsite potable water.

Exhibit

E

Permit Application for Dennis Property, 194 Sahagian Road, Belgrade

E – Photographs of Existing Structure

EXHIBIT E – PHOTOGRAPHS OF STRUCTURE

These are photos of the existing camps onsite that will be removed.

All photos were taken on October 14, 2021.



Photo 1: The front of the 2-bedroom camp closer to the road. Note the power lines that cross just in front of the building.



Photo 2: The front and side of the camp closer to the road.



Photo 3: The front of the 3-bedroom camp closer to the shore. Water for the camp is currently drawn from the Lake and the small white pumphouse is just right of the dock.



Photo 4: A closer view of the existing deck in front of the camp closer to the shoreline. A smaller deck can be seen to the right side of the building near the back door. It map also be seen in Photo 5.



Photo 5: A side view of the existing structure that is closer to the shoreline. The rear camp can also be seen to the right.



Photo 6: The opposite side view of the existing structure that is closer to the shoreline.



Photo 7: A view of the back and side of the existing 3-bedroom camp that is closer to the shoreline.

Exhibit

G

Permit Application for Dennis Property, 194 Sahagian Road, Belgrade

G. – Erosion Control Plan

EXHIBIT G – EROSION CONTROL PLAN

The erosion of soil is caused when the soil particles lose their detachment with other particles through the movement of water, gravity, and wind. This plan will analyze, describe, and mitigate the effects of soil erosion regarding a specific construction project as caused by stormwater runoff.

Sedimentation, which is a consequence of erosion, is caused when the water flow velocity is reduced to the point that the particles are deposited. This plan will analyze, describe, and mitigate sedimentation from this project.

I. PROJECT NARRATIVE

A. Description of Development

Paul and Carrie Dennis recently purchased the property and are proposing to demolish the two existing camps and building a new structure on their property at 194 Sahagian Road in Belgrade, Maine.

The project will consist of demolishing both of the existing structures on the property and using the combined footprints from the existing buildings for their new structure. The existing camps have a total of five bedrooms, 2 bathrooms and 2 kitchens. Using this combined footprint, the Dennis's will build a new 4-bedroom, 3,123 SF dwelling, in the center of the property, inside of the 100' setback but outside of the 75' setback from the shoreland zone. The existing foundations will be demolished or filled in and a new foundation will be created for the new camp. At this time we are unsure if this will be designed on a slab or frost wall. The existing decks will be removed and new decks will be built to serve the new structure.

B. Soil Types and Boring Log Information

Soils on the site have been mapped according to the *Soil Survey of Kennebec County, Maine* by the U.S. Department of Agriculture, Soil Conservation Services. The site has been mapped and contains a combination of Scarborough mucky peat, Togus fibrous peat, and Windsor loamy sand are present on the property. The area of the camps is the Windsor loamy sand.

C. Protected Natural Resource

This parcel is in the Limited Residential Zone and is mostly within the Shoreland Zone.

D. Critical Areas and Existing Problems

The existing site is generally flat and is completely stabilized. There are no existing problems and this is not considered a critical area.

E. Existing Erosion Control

There are no manmade erosion controls currently present on the site.

II. TEMPORARY EROSION CONTROL

Temporary erosion control measures shall be exercised by the contractor during the entire duration of construction in accordance with the *Maine Erosion and Sediment Control Handbook for Construction: Best Management Practices (1991)* and the construction contract documents.

Properly installed silt fencing or bark mulch berms shall be installed downstream of all areas to be disturbed by construction.

Clean surface water shall be diverted away from disturbed construction areas to prevent this water from picking up silt. Natural vegetation shall be protected to the greatest extent possible.

Disturbed areas shall be limited in size, kept bare for a short duration, and shall be temporarily mulched when not undergoing backfilling or grading.

All disturbed areas shall be seeded and mulched at the earliest time practical to prevent erosion of topsoil. In the fall or winter when new vegetation cannot be successfully started, the disturbed areas shall receive a double mulching and a seeding of winter rye. Otherwise, a perennial seed shall be used at a rate of 0.9 lbs/1000 s.f. and a depth of ¼".

III. PERMANENT EROSION CONTROL

Permanent erosion and sediment control measures shall be installed by the contractor prior to the substantial completion of construction in accordance with the *Maine Erosion and Sediment Control Handbook for Construction: Best Management Practices (1991)* and the construction contract documents.

All disturbed areas shall be permanently seeded and mulched at the earliest time practical to prevent erosion of topsoil.

There are no slopes in excess of 3:1 on the property.

IV. CONSTRUCTION TIMING AND SEQUENCE

Prior to any excavation or soil disturbance, the contractor shall install silt fencing or bark mulch berms as described in the Temporary Erosion Control.

At all times during construction, all disturbed areas that are to be vegetated, shall be seeded at the earliest possible time. All disturbed areas shall be mulched when not undergoing backfilling or construction. During winter months, all disturbed areas that are not being immediately worked shall be double mulched with hay.

All permanent erosion control measures shall be installed and made operational prior to completion of the project.

Final loam and seeding shall take place within seven days of finished grading.

V. MAINTENANCE PLAN

The Contractor shall be responsible for the maintenance of all erosion and sediment control measures during the construction.

The Owner shall be responsible for establishing a reoccurring maintenance program to inspect the condition of the culverts and ditches in accordance with the *Maine Erosion and Sediment Control Handbook for Construction: Best Management Practices (1991)*.

**Town of Belgrade
Planning Board
Dec. 2, 2021 / 6 p.m.**

Belgrade Town Office
990 Augusta Road
Belgrade, ME 04917

This meeting was conducted in person. This meeting was also on Zoom and can be viewed at:

MINUTES

Present: Planning Board members Chairman Peter Rushton, George Seel, Rich Baker, Craig Alexander, Sara Languet, Town Manager Anthony Wilson, Planning Board Secretary Julie Morrison, Shawn Grant/Brightside, Thomas Sidar.

Meeting was called to order by Chairman Peter Rushton at 6:02 p.m.

1. OLD BUSINESS

A. Discussion and Consideration of **proposed subdivision ordinance rewrite.**

Rich Baker discovered some typos that Anthony Wilson will correct and a couple housekeeping corrections. Anthony Wilson will ask the Town Attorney to define "Horizon Year" and the executive summary completed by Charles from KVCOG will be used. Motion by Rich Baker to submit to the Selectboard for approval with corrections made – 2nd by George Seel 5-0 passed. The proposed subdivision ordinance rewrite will be on the Selectboard agenda Tuesday Dec. 7, 2021, at 6:30 p.m. Some of the Planning Board Members agreed to be at the meeting, in person and on Zoom.

B. Discussion and consideration of **Commercial Development Review Ordinance amendments** addressing:

1. Phosphorous export standards.
2. Commercial solar and wind facilities, and telecommunications towers.

Discussions regarding Solar ending with Anthony Wilson looking into it more with Chelsea's ordinance and other avenues. Next meeting will be discussing Section 6. Anthony will search and find the definitions and hon in what is in Sections 6 before the next meeting.

2. NEW BUSINESS

A. **SHORELAND APPLICATION**- Applicant and owner: Thomas and Ellen Sidar. Location: Golden Pond Road (Great Pond), Map 9 Lot 39. Purpose: Repair and expand porch by 4 square feet. (non-conforming structure on a conforming lot)

After some discussion Mr. Sidar changed the word repair and replaced it with replace on the original application. The expanded size was also decided to not be 4 square feet it was adding 2 feet two sides. Mr. Sidar also added 5430 sq. ft. to #8 on the original application. Finding or facts were completed. Motion by Rich Baker to approve the application with the changes noted and 1 condition

– 2nd by Craig Alexander. Condition is to follow DEP best stormwater practices. 5-0 application approved.

B. Consideration of Nov. 18, 2021, Planning Board Minutes.

By suggestion of Rich Baker and George Seel change wording to “Board decided to change to 7 acres” Motion by George Seel and 2nd by Craig Alexander to approve Nov. 18, 2021, Planning Board minutes as amended. 5-0 amended minutes approved.

Craig Alexander brought up the question “What is the standard for Medical marijuana grow facilities in Belgrade.” The Board decided to bring that question to Town Manager Anthony Wilson.

George Seel briefly spoke about new well and contamination, This will be discussed with Town Manager Anthony Wilson.

3. **ADJOURN**

MOTION TO ADJOURN- ALL IN FAVOR -MEETING ADJOURNED AT 8:15 p.m.

DRAFT