

# Town of Belgrade Planning Board

May 19, 2022 / 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 facilities.

#### 2. NEW BUSINESS

A. **APPLICATION** - Applicant(s): John and Wendy Schlosser. Location: 90 Pine Beach Rd. Map 42 Lot 15. Purpose: Renovate an existing camp per attached plans, build garage (24' x 32') beyond the 100' setback, move existing shed beyond the 100' setback. Install new septic with H-20 chambers beneath driveway. This is a non-conforming lot and non-conforming structure.

B. **CEO UPDATE.**

#### 3. OLD BUSINESS

A. Consideration of **May 5, 2022 Planning Board minutes.**

#### 4. ADJOURN

## TOWN OF BELGRADE

# ~~UTILITY SCALE SOLAR ENERGY-PRODUCING FACILITY~~ ORDINANCE

~~DRAFT 10-18-2021~~

### Section 1. Purpose

~~The purpose of this Ordinance is to~~ establish a municipal review procedure and siting standards for ~~Utility Scale Non-Residential Solar Energy-Producing Facilities (USSE's/NSEPFs)~~ hereinafter referred to as "solar facility"). These standards are intended to:

- a. Establish clear guidelines and standards to regulate ~~utility scale non-residential solar energy-producing~~ facilities;
- b. Permit the Town to fairly and responsibly protect public health, safety and welfare;
- c. ~~Support~~ Regulate the development of ~~utility scale non-residential solar energy-producing~~ facilities in a manner that minimizes any potential adverse effects on the scenic, cultural, and natural resource character of the Town;
- d. Provide for the removal of panels and associated ~~solar facility utility~~ structures that are no longer being used for ~~non-residential~~ energy generation and transmission purpose; and
- e. Support the goals and policies of the Comprehensive Plan, including orderly development, efficient use of infrastructure, and protection of natural and scenic resources.

### Section 2. Authority

This Ordinance is enacted pursuant to the enabling provisions of Article VIII, Part 2, §1 of the Maine Constitution, the provisions of Title 30-A MRSA, §3001 (Home Rule), and the provisions of Title 30-A §4312 et. seq. (Comprehensive Planning and Site Plan Review Regulation, or "Growth Management" Act).

### Section 3. Applicability

~~No Utility Scale Solar Energy Facility shall be located within the Town of Belgrade without a Permit issued by the Town of Belgrade Planning Board, unless specifically exempted from the permit requirements of this Ordinance.~~ Any physical expansion, reconfiguration, or increase in the Rated Nameplate Capacity of an existing ~~Non-Residential Solar Energy-Producing Facility~~ shall also require approval from the same permitting authority as required for a new ~~Utility Scale Solar Energy Facility/NSEPF~~ solar facility under this Ordinance. ~~Routine maintenance or replacements do not require a permit.~~

**Commented [GS1]:** Article 7 - Section 5. NON-RESIDENTIAL SOLAR ENERGY PRODUCING FACILITIES

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**Commented [AW2]:** This could be added to the CDRO's Section 2, titled Purpose, as paragraph G on page 2

**Commented [GS3R2]:** Sorry did not pick up on these comments at last meeting. Suggest add "b" & "e" to existing Purpose section of pg. 2 of ordinance. Locate remainder of this paragraph in the new Section 5 of Article 7 since only apply to solar facilities.

**Commented [GS4]:** We discussed at meeting the awkwardness of repeating "non-residential solar energy producing facility". An alternative to using a non-sensical acronym is the convention of ... "(hereafter referred to as solar facility)"? Then use "solar facility" in rest of the new Section 5.

**Commented [AW5]:** Art. 1, Sec 2 on page 1 of the CDRO speaks to authority. It cites 3001, but not 4312. We could replace that entire section with this language.

**Commented [GS6R5]:** I agree with your suggestion.

**Commented [AW7]:** This is language from the KVCOG template that could be added as another bullet to Sec. 9.1 on page 16.

**Commented [GS8R7]:** Agree with suggestion.

~~a. Exemption. Solar Energy Facilities occupying 800 square feet or less are exempt from the requirements of this Ordinance, but must meet state electrical codes and permitting requirements, and applicable requirements of any other Ordinance of the Town of Belgrade.~~

D. The establishment of a new non-residential use, including but not limited to gravel pits, mining operations, cemeteries, golf courses, non-residential solar energy-producing facilities, and telecommunication and wind power towers, even if no buildings or structures are proposed.

## SECTION 2. USES NOT REQUIRING REVIEW

G. The following solar energy producing facilities:

1. A facility only providing electricity to the owner's residential land use or off-setting the electrical utility bill of a residential land use by means of net metering, and when the facility is located on property owned by the owner of the residential land use.
2. Roof-mounted solar energy facilities on any legally permitted non-residential or residential principle or accessory structure;
3. Building-integrated solar power, including shingle, roof, hanging or canopy solar modules, windows, skylights, or walls, installed in a legally permitted non-residential or residential principle or accessory structure; and,
4. Repair or replacement of solar modules or other facility components that do not enlarge a non-residential facility's impervious surface area.

**Commented [AW9]:** This tracked change is George's suggested added language to Art. 3, Sec. 1 on page 3 of the CDRO.

**Commented [AW10]:** The Planning Board voted on March 17 to add this paragraph to Section 2 of the CDRO.

## Section 4. Definitions

As used in this Ordinance, unless the context otherwise indicates, the terms referenced below have the following meanings:

**Community-based renewable energy project:** a solar energy-producing facility which meets the definition in state statute (Title 35-A, subsection 3209-A) of a "community-based renewable energy project."

**Decommissioning:** means the full and complete physical removal of all components of a non-residential solar energy-producing facility, including but not limited to solar panels, associated anchoring systems and foundations, other structures, buildings, roads, fences, cables, electrical components, and associated facilities and foundations.

**Distributed generation renewable energy project:** a solar energy-producing facility which meets the definition in state statute (Title 35-A, subsection 3209-A) of a distributed generation renewable energy project.

**Farmland:** means any tract or tracts of land used for commercial farming:

A. That consists of 5 or more contiguous acres;

B. That has produced a gross annual farming income of at least \$2,000 per year from the sales value of farm products in one of the 2, or 3 of the 5, calendar years preceding the date of application for registration under Title 7, Part 1, Chapter 2-B.

C. That is land on which a farm product is produced.

"Farmland" does not include land used for woodlots, homes, farm buildings, roads, lawns or any area covered with noncrop vegetation that borders abutting land.

**Commented [AW11]:** These could be added to the alphabetical listing of definitions in Art. 8 beginning on page 45.

**Commented [GS12R11]:** Agree that all definitions should be in the same article of the ordinance.

**Commented [AW13]:** This definition comes from the state statute cited within the definition.

**Commented [GS14R13]:** Helpful.

**Financial capacity:** Means the demonstration of current and future financial capacity, which must be unaffected by the owner's or operator's future financial condition, to fully fund decommissioning in accordance with an approved decommissioning plan under this ordinance.

**Net metering:** means the same as net energy billing (NEB) as defined by the Maine Public Utilities Commission in Chapter 313, titled "Customer Net Energy Billing," of the Commission's regulations, and includes both kWh credit and tariff rate programs.

**Non-residential solar energy-producing facility:** any commercial, industrial, institutional or other non-residential solar energy facility producing electricity with ground-mounted solar modules regardless of total size or power output, including, but not limited to, any facility:

- 1) selling power to the regional electric grid;
- 2) that is classified by the Maine Public Utilities Commission as a community-based or a distributed generation renewable energy project;
- 3) producing energy for use by a commercial, industrial or institutional land use; or
- 4) generating and providing electrical power to the grid under a net-metering agreement with Central Maine Power Company in accordance with Chapter 313 of the Maine Public Utilities Commission regulations.

**Rated Nameplate Capacity:** means the maximum rated output of electric power production of the photovoltaic system in watts of ~~Direct~~ Alternating Current (AC)

**Residential Dwelling Structure Unit:** ~~A room or group of rooms designed and equipped for use as permanent, seasonal, or temporary living quarters for only one family at a time and containing cooking, sleeping, and toilet facilities. The term shall include mobile homes and rental units that contain cooking, sleeping and toilet facilities regardless of the time-period rented. Recreational vehicles are not residential dwelling units.~~ means any structure that includes a room or group of rooms with a bathroom, cooking, and sleeping facilities designed and equipped exclusively for use as permanent, seasonal, or temporary living quarters. The term shall include mobile homes and rental units that contain cooking, sleeping and toilet facilities regardless of the time-period rented. Recreational vehicles are not residential dwellings.

**Commented [AW15]:** This language comes directly from the SZO.

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**Transfer of ownership:** means a change in the legal entity that owns or operates a solar energy development. A sale or exchange of stock or membership interests or a merger is not a transfer of ownership as long as the legal entity that owns or operates the solar energy development remains the same.

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**Utility Scale Solar Facility (USSF):** ~~is any solar facility, project, or installation which is intended to and/or in fact does generate solar power and feeds said power into the electric grid supplying the local utility with power. This shall include, but is not limited to, any ground-mounted photovoltaic (PV) project that is larger than 0.10 M.W. (ac) in capacity. Residential/commercial solar arrays smaller than 0.10 M.W. (ac) are not included in this definition.~~



**Section 5. Administration and Enforcement**

~~This Ordinance Regulations related to non-residential solar energy-producing facilities will be administered as an additional level of review along with the provisions of the Site Plan Commercial Development Review Ordinance, including Sections II Articles 1 through 8V, which are hereby incorporated by reference. Specific application requirements, standards of review, and other requirements pertinent to Solar Energy Facilities within this Ordinance shall be added to the Application Requirements and Standards of Approval within the Site Plan Review Ordinance. In case of a conflict, the stricter provision shall apply.~~

~~a. Permit Required. An approval Permit from the Planning Board is required prior to the installation, construction, or expansion of a Utility Scale Solar Energy Facility (USSF). USSF's must meet the requirements of this Ordinance and the Site Review Ordinance. All USSF's must also meet all federal and state electrical codes and permitting requirements.~~

**Commented [AW16]:** I BELIEVE this paragraph should be added to Art. 4, Sec. 3.2 on page 6 of the CDRO.

**Commented [GS17R16]:** I actually think would stand out more if in new Section 5 of Article 7, especially given wording. That would ensure an applicant & the Board are reminded that this section supplements the rest of the ordinance and that the rest of the ordinance also needs to be met.

## Section 6. Specific Application Requirements

In addition to the requirements listed in ~~Art. 4 Sec. 5.4~~ ~~tion II~~ of the ~~Site Plan~~ Commercial Development Review Ordinance, an application for a ~~USSF non-residential solar energy-producing facility~~ permit must also include the following:

**Commented [AW18]:** The requirements enumerated here could be added to this portion of the CDRO.

- a. An additional permit / technical review fee to be set by the Board of Select ~~persons~~ ~~men~~ shall be payable at the time of application. This fee will be reviewed and amended as necessary on an annual basis. ~~The Planning Board may at its discretion retain independent technical or legal expertise to assist in review or supplement the evidence presented by the applicant and received during the public hearing. The cost of such assistance shall be borne by the applicant according to the terms of an escrow account set-up at the time the application is submitted as listed in the Permit Fee Schedule established by the Board of Select persons.~~
- ~~a-b.~~ A description of the owner of the facility, the operator if different, and detail of qualifications and track record to run the ~~USSF non-residential solar energy-producing facility~~;
  - ~~b.~~ ~~If the operator will be leasing the land, a copy of the agreement (minus financial compensation) clearly outlining the relationship inclusive of the rights and responsibilities of the operator, landowner, and any other responsible party with regard to the USSF and the life of the agreement;~~
- c. A description of the energy to be produced and to whom it will be sold;
- d. A copy of the agreement and schematic details of the connection arrangement with the transmission facility, clearly indicating which party is responsible for various requirements and how they will be operated and maintained;
- e. A description of the panels to be installed, including make and model, and associated major facility components;
- f. A construction ~~plan and~~ timeline, identifying known contractors, site control, and anticipated on-line date;
- g. A full official land survey of the proposed site. Must include any Rights of way and Easements on the property and be sealed and/or stamped by a Maine licensed professional surveyor.
- h. An operations and maintenance plan, including site control and the projected operating life of the facility;
- i. An emergency management plan for all anticipated hazards;
- j. Proof of financial capacity to construct and operate the proposed ~~non-residential solar energy-producing facility~~ ~~USSF~~; and
- k. ~~Name and contact information for solar system installer, and if different, the name, contact information and license number of the supervising Maine licensed electrician;~~

**Commented [AW19]:** This language mirrors what appears in Sec. 5.5b on page 11 of the CDRO. The board may want to consider whether it wants/needs this language in twice, including in Sec. 5.4.

**Commented [GS20R19]:** Either location is fine with me at the end of the day. I agree with your suggestion to add a reference to the list of application submissions in Sec. 5.4 B – e.g., and, if required by the Board, an escrow account payment for hiring by the Planning Board of independent technical or legal expertise to assist it in its application review.

**Commented [AW21R19]:** After watching the April 7 video, I still wasn't clear which language the Board prefers.

- l. Written certification by the installer that all electrical components shall be installed in accordance with the National Electrical Code;
- m. Provide a one- or three-line electrical diagram detailing the electrical components installation and electrical inter-connections to the Belgrade fire chief;
- n. Stream crossing detailed design plans;
- o. Prime agricultural soils identification and mapping conducted by a Maine-licensed soil scientist in accordance with the Maine Department of Agriculture, Conservation & Forestry guidelines, Determining Prime Farmland Soils and Soils of Statewide Importance for Siting Solar Projects in Maine, May 2020, or as revised; and,
- p. Maine Inland Fisheries & Wildlife Beginning with Habitat program mapping of high-value plant and animal species habitat on the project parcel and abutting parcels. High and moderate deer yard mapping within 1,500 feet of the development.

j-g. \_\_\_\_\_

k-r. A Visual Impact Assessment

An analysis to determine potential visual effect of the ~~solar facility USSF~~ must be undertaken. In all visual impact assessments, scenic resources within the viewshed of the proposed activity must be identified and the existing surrounding landscape must be described. The assessment must be completed following standard professional practices, including Sections 4-7, Section 10 and Appendix A of Chapter 315 of the Maine Department of Environmental Protection regulations, Assessing and Mitigating Impacts to Existing Scenic and Aesthetic Uses (except "Planning Board" replaces "Department"), to illustrate the proposed change to the visual environment and the effectiveness of any proposed mitigation measures.

A visual impact assessment must also include narratives to describe the significance of any potential impacts, the level of use and viewer expectations, measures taken to avoid and minimize visual impacts, and steps that have been incorporated into the activity design that may mitigate any potential adverse visual impacts to scenic resources.

The Visual Impact Assessment must include the following elements:

- i. A visual and cartographic analysis (Viewshed Analysis)

A geographical representation of all the areas within a minimum of 3 miles of where the ~~USSF~~ solar facility, from its highest points is visible from the surrounding (impact) area ~~should shall~~ be presented. The radius of the impact area to be analyzed must be based on the relative size and scope of the proposed activity given the specific location. Areas of the impact area from which the ~~activity-facility~~ will be visible, including representative and worst-case viewpoints, must be identified. At a minimum, these public recreation and scenic resources within the boundaries of the Town of Belgrade are to be considered viewpoints for inclusion in this analysis: Great Pond, Long Pond, Messalonskee Lake, Salmon Lake, McGrath Pond, Minot Hill Road, areas of the Belgrade Lakes Golf Club open to the general public and above 400 feet elevation, and areas of Belgrade accessible by public road with an

**Commented [GS22]:** Should we include this or similar language as guidance to future PBs & applicants regarding the legal limit of the ordinance's jurisdiction? Future Boards will not be aware of the legal opinion we received during the ordinance development. Sorry did not mention before.

**Commented [AW23R22]:** George, very good idea.

**Commented [GS24]:** My recollection of the discussion at the 4/21/22 meeting was not that the entire private golf club would be considered a "public recreation and scenic resource", but only the knoll from which the public is allowed access to see the view of Great Pond. We discussed finding the name of the knoll and using that in the ordinance. Did I misunderstand? I've looked at multiple topo maps and that knoll does not seem to have a widely accepted name. An alternative is to use language like "areas of the Belgrade Golf Club open to the general public and above 400 feet elevation". This captures the views from the access road, the parking lots, and the club house/restaurant.

**Commented [AW25R24]:** Sounds good to me. I've gone ahead and added that. The Board can edit later if need be.

elevation above sea level equal or greater than 550 feet. Line-of-sight profiles constitute the simplest acceptable method of illustrating the potential visual impact of the proposed activity from viewpoints within the context of its viewshed. A line-of-sight profile represents the path, real or imagined, that the eye follows from a specific point to another point when viewing the landscape.

- ii. Site inventory and photographic review.

This should provide a comprehensive and objective means by which to analyze and assess the potential visual and aesthetic impacts that may result from the USSF and its associated elements.

- iii. Visual Simulations - Visual simulations should be provided to show a photo-realistic perspective view of proposed USSF elements in the landscape, thereby allowing abutters to clearly visualize how a project will really look from their primary residential structure.

The visual impact assessment must be prepared by a design professional trained in visual assessment procedures, or as otherwise directed by the Planning Board.

- iv. The visual impact assessment must be prepared by a Maine-licensed landscape architect or other design professional trained in visual assessment procedures, or as otherwise directed by the Planning Board.

- s. An application for a Non-Residential Solar Energy-Producing Facility permit must include a decommissioning plan. "Decommissioning" means the full and complete physical removal of all components of a solar energy facility, including but not limited to solar panels, associated anchoring systems and foundations, other structures, buildings, roads, fences, cables, electrical components, and associated facilities and foundations. Decommissioning plans must include:

- 1.t. A decommissioning plan, including:

- i. A description of the trigger for implementing the decommissioning plan. There is a rebuttable presumption that decommissioning is required if no electricity is sold commercially to external customers generated for a continuous period of 12 months. The Applicant may rebut the presumption by providing evidence, such as a force majeure event that interrupts the generation and commercial sale of electricity, that although the project has not commercially sold generated electricity for a continuous period of 12 months, the project has not been abandoned and should not be decommissioned.
- ii. A description of the work required to physically remove all solar panels, associated foundations, buildings, cabling, electrical components, and any and all other associated facilities to the extent they are not otherwise in or proposed to be placed into productive use. All earth disturbed during decommissioning must be graded and re-seeded, unless the landowner of the affected land requests otherwise in writing.

[Note: At the time of decommissioning, the Applicant ~~may~~ must provide evidence of plans for continued beneficial use of any or all of the components of the Solar Energy Facility. No waste from a decommissioning may be disposed of at the Town of Belgrade Transfer Station. Any changes to the approved decommissioning plan shall be subject to review and approval by the Planning Board.]

- iii. An estimate of the total cost of decommissioning ~~less salvage value of the equipment~~ and itemization of the estimated major expenses, including the projected costs of measures taken to minimize or prevent adverse effects on the environment during implementation of the decommissioning plan. The itemization of major costs may include, but is not limited to, the cost of the following activities: panel removal, panel foundation removal and permanent stabilization, building removal and permanent stabilization, transmission corridor removal and permanent stabilization, and road infrastructure removal and permanent stabilization. This cost estimate must be updated every three (3) years and submitted to the Planning Board for its approval.
- iv. Demonstration in the form of ~~a performance bond, surety bond, an irrevocable~~ letter of credit, a certified check payable to the municipality or a savings account or certificate of deposit naming the municipality as owner, for the establishment of an escrow account; or other form of financial assurance as may be acceptable to the Planning Board that upon the end of the useful life of the ~~USSF solar facility~~ the Applicant will have the necessary financial assurance in place for ~~12500%~~ of the total cost of decommissioning, ~~less salvage value.~~ T. The owner of the facility shall provide the Planning Board with a revised removal cost estimate and structural evaluation prepared by a professional civil engineer licensed in Maine or a professional array construction company every three (3) years from the date of the Planning Board's approval of the solar array complex plan. ~~he Applicant may propose securing the necessary financial assurance in phases, as long as the total required financial assurance is in place a minimum of 5 years prior to the expected end of the useful life of the USSF.~~ The financial assurance shall include a provision granting the Town the ability to access the funds and property and perform the decommissioning if the ~~USSF development~~ is abandoned or the Applicant or subsequent responsible party fails to meet their obligations after reasonable notice, to be defined in the agreement and approved by the Planning Board.
- v. Transfer of ownership. Upon a transfer of ownership of a commercial solar energy development subject to a decommissioning plan approved under this ordinance, a person that transfers ownership of the development remains jointly and severally liable for implementation of the plan until the Planning Board approves transfer of the decommissioning plan to the new owner or operator. New owners must demonstrate to the Planning Board's satisfaction an ability to meet the financial assurance requirement.

## Section 7. Standards for Approval

In addition to the requirements in Section III of the Site Plan Review Ordinance, the following standards must also be met:

- A. Siting prohibitions - The development or construction of a non-residential solar energy producing facility shall be prohibited in the following locations:
  - 1. The Shoreland Zone as mapped in the Belgrade Shoreland Zoning Ordinance map;
  - 2. The Village and Critical Resource Conservation Districts as described and mapped by the Town of Belgrade 2014 Comprehensive Plan;
  - 3. Areas of 20% or greater slope; and,
  - 4. Areas with elevations above sea level of 550 feet or greater.
- B. Other prohibitions:
  - 1. The development or construction of solar concentrating power plants are prohibited; and
  - 2. Transformers and other electrical equipment using halogen or PCB oils as coolants are prohibited.

~~C.~~ The solar energy system shall be designed by a Maine-registered electrical engineer.

Commented [AW26]: Added May 5.

~~A-D.~~ ~~I.~~ Legal Responsibilities: The Applicant must provide proof of authorization to construct, use, and maintain the property and any access drive for the life of the USSF solar facility and including the decommissioning of the USSF solar facility. The roles and responsibilities of the facility owner, operator, landowner and any other party involved in the project must be clear and meet the satisfaction of the Planning Board that the public interest is protected.

~~B-E.~~ Setbacks: Structures (including fencing) that are part of a USSF shall be setback a minimum of 100 feet from any existing residential dwelling structure.

Commented [AW27]: Will return to this on May 12.

Commented [AW28]: Seel recommends 250' from road ROWs and existing dwelling units, and 150' for transformers from neighboring property lines. Questions whether fencing is a structure. Mr. Alexander advocated 250' from property lines.

~~E.~~ Height: The USSF shall be no more than 15 feet high at its tallest point of any equipment. Maximum solar module height, as measured from ground level to a module's highest point at full tilt, shall not exceed 12 feet.

Commented [AW29]: Stopped here May 5.

~~C-G.~~ Utility Notification: No USSF shall be installed until evidence has been given to the Planning Board that the applicant has an agreement with the local utility to accept the power.

~~D-H.~~ Fencing: The Planning Board may require that a USSF be enclosed by fencing to prevent unauthorized access and may also require landscaping to avoid adverse aesthetic impacts of installed fencing to adjacent properties.

~~E-I.~~ Signage: Signage shall be required to identify the owner of the USSF and provide a 24-hour emergency contact phone number. This signage shall not be used for advertising except for reasonable identification of the manufacturer or operator of the USSF. A clearly visible warning sign shall be placed at the base of all pad-mounted transformers and substations and on the fence surrounding the USSF, informing individuals of potential voltage hazards, including stating the output of power (AC or DC).

Signage indicating the official e911 address of the Facility shall also be required to clearly be visible, from both directions of travel, from the public road or roads from which the USSF is accessed.

~~F-J.~~ Visual Impact: Any USSF should not have any detrimental effect on the scenic resources of the town or degrade the scenic value from abutters properties. In order determine the visual impact of any USSF, the Planning Board will, using the information provided in the Visual Impact Assessment study (See above), consider the following:

- i. The significance of the potentially affected scenic resources;
- ii. The existing character of the surrounding area;
- iii. The expectations of the typical viewer;
- iv. The project purpose and the context of the proposed activity;
- v. The extent, nature and duration of the potential effect of the USSF's presence on the public's continued use and enjoyment of the towns scenic resources.

~~G-K.~~ Emergency Services: The USSF owner or operator shall provide a copy of the project summary, electrical schematic, and site plan to the Town of Belgrade Fire Chief. Upon request, the owner or operator shall coordinate with local emergency services in developing an emergency response plan. A "3200 Series KNOX-BOX" shall be provided and installed by the operator to be used to allow emergency service personnel continuous access. All means of shutting down the USSF shall be clearly marked. The owner or operator shall identify a responsible person for public inquiries throughout the life of the installation.

Access roads to the USSF shall be of sufficient quality and dimensions to satisfy the fire chief that any emergency response vehicles be able to easily and safely gain access to and around the site.

H.L. Maintenance Conditions: The USSF owner or operator shall maintain the USSF and all associated fencing and landscaping elements in good functional condition. Maintenance shall include, but not be limited to, painting, structural repairs, and integrity of security and visual barrier measures. The USSF must be properly maintained and be kept free from all hazards, including, but not limited to, faulty wiring, loose fastenings, being in an unsafe condition or detrimental to public health, safety, or general welfare. Site access shall be maintained to a level acceptable to the Town of Belgrade Fire Chief for emergency response. The owner or operator shall be responsible for the cost of maintaining the USSF and any access road(s).

H.M. Modifications: Any material modifications to a USSF made after issuance of the required Town permit(s) shall require approval by the Code Enforcement Officer and/or the Planning Board.

H.N. Satisfaction with All Aspects of Capacity and Plans Submitted: The Planning Board must find that the Applicant has the capacity to finance, safely operate and decommission the USSF.



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

## Town of Belgrade, Maine APPLICATION FOR PERMIT

990 Augusta Road Belgrade Me 04917  
 7-495-2258  
 Application 22-29  
 Map# 42 Lot# 15  
 Permit# 29

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

<p>1. Applicant:          Name <u>JOHN + WENDY SCHLOSSER</u>          Mailing Addr <u>1905 BAY RD. APT #111</u>          State/Zip <u>VERO BEACH, FL 32963</u> Phone# <u>202-242-9910</u></p>	<p>2. Owner (if other than applicant):          Name <u>N/A</u>          Mailing Addr _____          State/Zip _____ Phone# _____</p>
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3. Specific location of property 90 PINE BEACH RD. BELGRADE ME Map# 42 Lot# 15  
 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: RENOVATE / CLARE EXISTING CAMP, Add Garage, Attached  
Remove or relocate EXISTING SEED Beyond 100' SETBACK

6. Existing sewage disposal system type and capacity: CONCRETE, Regular, 1600 GAL CAPACITY  
 Present number of bedrooms 3; Bedrooms to be added under this application 3  
 When did you purchase the property within Shoreland Zone? 10/2021 (month/year) If after 11/6/18, attach copy of septic system inspection report documenting it is not malfunctioning.

7. Total lot area 27,443 SQ FT; Lot area within the Shoreland Zone 27443 SQ FT

8. Square footage of unvegetated surface within shoreland zone including all structures, driveways, parking, walkways and patios. Approx 2500

9. What is the total area of cleared openings of woody vegetation (Sqft) Approx 6600

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 Cottage 900 SQ FT GARAGE 768 SQ FT  
 Proposed Structure Square Footage = 1000 SQ FT TOTAL  
 \*Required only for structures within Shoreland Zone Beyond 100' MARK

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.**

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



JSchlosser1@comcast.net

pd. receipt #1046

Manufactured & Installed by: Dr. Frederick H. Smith, L.P.S. 2015-2017

PROPERTY LOCATION

>> CAUTION: LPI APPROVAL REQUIRED <<

City, Town or Plantation: BELGRADE  
Street or Road: 90 PINE BEACH ROAD  
Subdivision, Lot #:

Town/County: BELGRADE Permit #: 22-002  
Date Permit Issued: 2/23/22 Fee: \$8165 - Double Fee Charged  
Inspector Signature: [Signature] Fee: 0000

OWNER/APPLICANT INFORMATION

Name (Last, First, MI): SCHLOSSER, JOHN  
Mailing Address: 1905 BAY ROAD  
Owner/Applicant: VERO BEACH, FL 32963  
Daytime Tel #: 207-242-9910

Fee: \$105 - state min fee \$, Local adopted fee  
Copy: [ ] Owner [ ] Town [ ] State

The Subsurface Wastewater Disposal System and Manhole installed under this permit is subject to the Local Plumbing Inspector. The Permittee authorizes the owner or installer to install the disposal system in accordance with this application and the Manure Subsurface Wastewater Disposal Rules.

Municipal Tax Map #: 42 Lot #: 15

OWNER OR APPLICANT STATEMENT

I state and acknowledge that the information submitted is correct to the best of my knowledge and understand that any false information is cause for the Department to deny a Permit.

CAUTION: INSPECTION REQUIRED

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

Signature of Owner or Applicant: [Signature] Date: 2/23/2022

PERMIT INFORMATION

TYPE OF APPLICATION

THIS APPLICATION REQUIRES

DISPOSAL SYSTEM COMPONENTS

- 1 First Time System
X 2 Replacement System
Type replaced: BED
Year installed: 7
3 Expanded System
4 Experimental System
5 Seasonal Conversion

- 1 No Rule Variance
2 First Time System Variance
3 Replacement System Variance
4 Minimum Lot Size Variance
5 Seasonal Conversion Permit

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

SIZE OF PROPERTY

DISPOSAL SYSTEM TO SERVE

±0.5 acres

- 1 Single Family Dwelling, No. of Bedrooms
2 Multiple Family Dwelling, No. of Units
3 Other

PROPOSED

- X 1 Drilled Well 2 Dug Well 3 Private

SHORELAND ZONING

X Yes No

Current Use Seasonal Yes/No/Undeveloped

4 Public 5 Other Siphon From Lake

DESIGN DETAILS (SYSTEM LAYOUT SHOWN ON PAGE 3)

TREATMENT TANK

DISPOSAL FIELD TYPE & SIZE

GARBAGE DISPOSAL UNIT

DESIGN FLOW

X Concrete
a Regular
b Low Profile
2 Plastic
3 Other
CAPACITY: 1000 GAL EXISTING

1 Stone Bed 2 Stone Trench
X 3 Proprietary Device
a cluster array b linear
c regular cap Xc 12' x 32'
4 Other
SIZE: 756 sq ft

X 1 No 2 Yes 3 Maybe
Yes or Maybe, specify one below
a multi-compartment tank
b tanks in series
c increase in tank capacity
d Filter on Tank Outlet

270 gpm per day
BASED ON
X 1 Table 4A, Dwelling Units
2 Table 4C, Other Facilities
SHOW CALCULATIONS for other facilities

SOIL DATA & DESIGN CLASS

DISPOSAL FIELD SIZING

EFFLUENT EJECTOR PUMP

1 Section 4G, Manhole Settings
ATTACH WATERMETER DATA

PROFILE CONDITION: 5C
Soil Observations: 1
Depth: 15
Of Most Limiting Soil Factor:

- X 1 Medium-Large 3.5 sq ft gpd
2 Medium-Large 5.5 sq ft gpd
3 Large 7.5 sq ft gpd
4 Extra Large 10.5 sq ft gpd

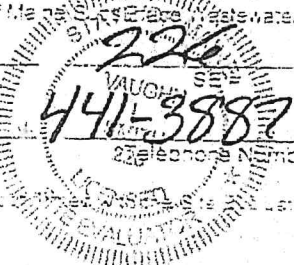
Not Required
Required
Required
Required

LATITUDE AND LONGITUDE
Center of disposal area: 49 32 54
State Mergers: 69 79 76

SITE EVALUATOR STATEMENT

I certify that on 2/23/22 I have personally completed a site evaluation of this property, and state that the data reported are accurate and that the proposed system is in compliance with the State of Florida Subsurface Wastewater Disposal Rules, 62-244, C.M.R. 2011.

Signature: [Signature]
Site Evaluator Name Printed: VAUGHN L. SMITH



Date: 2/4/22

441-3882 SOILTESTMAN@GMAIL.COM



SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

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

Town, City, Plantation

Street, Road, Subdivision

Owner's Name

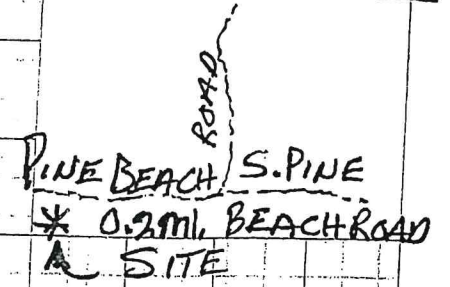
BELGRADE 90 PINE BEACH ROAD  
 SITE PLAN Scale 1" = 30 ft. or as shown

JOHN SCHLOSSER

SITE LOCATION PLAN  
 (map from Maine Atlas recommended)

HORSE POINT ROAD

SEE NEXT PAGE FOR SITE PLAN



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

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

Depth Below Mineral Soil Surface (inches)	Texture	Consistency	Color	Mottling
0-10	VERY COBBLY	FRIABLE	YELLOWISH BROWN	NONE
10-20	LOAMY SAND		LIGHT YELLOWISH BROWN	FEW DISTINCT

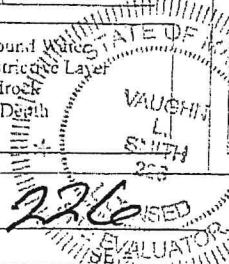
Observation Hole #2 \* Test Pit  Boring  
 1" Depth of Organic Horizon Above Mineral Soil

Depth Below Mineral Soil Surface (inches)	Texture	Consistency	Color	Mottling
0-50	SAME AS TP #1			

Soil Classification Profile: <b>5C</b>	Slope: <b>2%</b>	Limiting Factor: <b>15"</b>	<input checked="" type="checkbox"/> Ground Water
Condition: <b>2</b>			<input type="checkbox"/> Restrictive Layer
			<input type="checkbox"/> Bedrock
			<input type="checkbox"/> Pit Depth

Soil Classification Profile: <b>5C</b>	Slope: <b>2%</b>	Limiting Factor: <b>17"</b>	<input checked="" type="checkbox"/> Ground Water
Condition: <b>2</b>			<input type="checkbox"/> Restrictive Layer
			<input type="checkbox"/> Bedrock
			<input type="checkbox"/> Pit Depth

*Vaughn L. Smith*  
 Site Evaluator Signature



2/4/22  
 Date



SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

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

Town, City, Plantation  
**BELGRADE**

Street, Road, Subdivision  
**90 PINE BEACH ROAD**

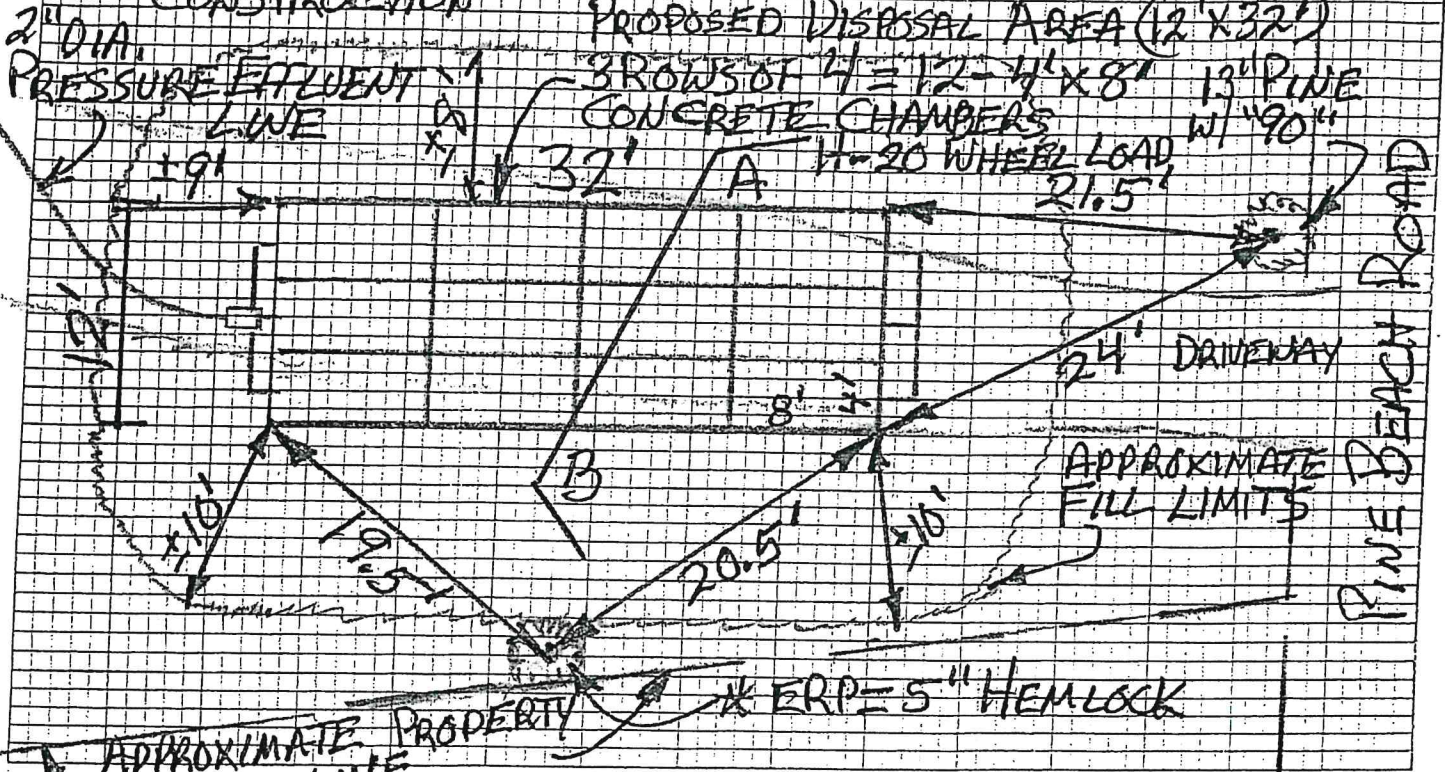
Owner's Name  
**JOHN SCHLOSSER**

NOTE:

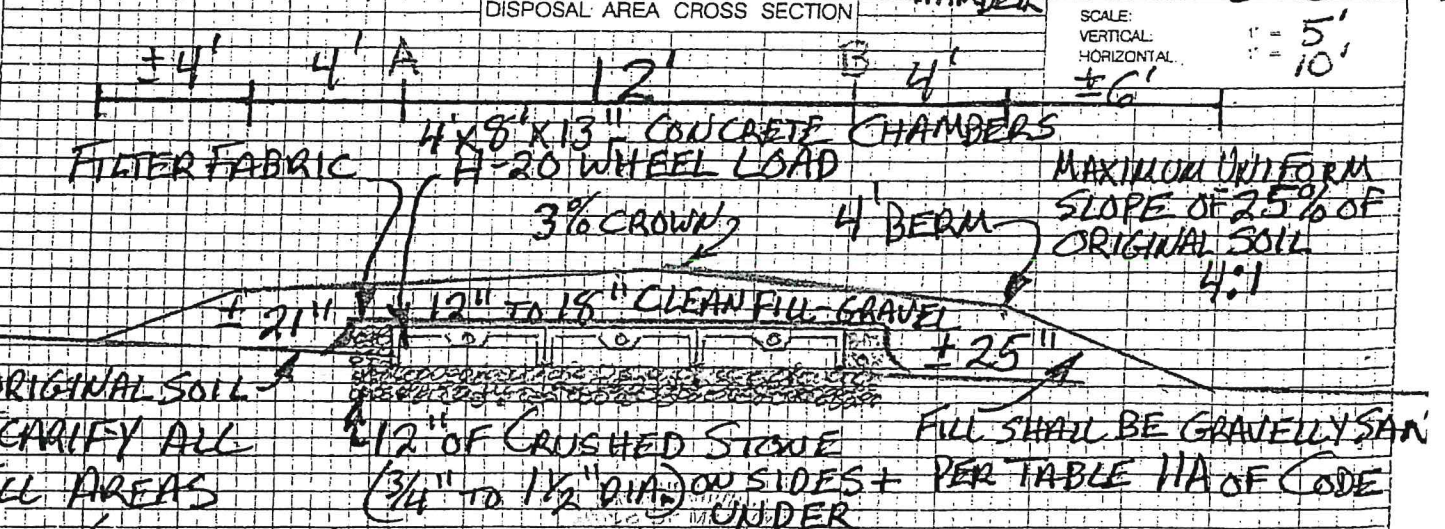
SUBSURFACE WASTEWATER DISPOSAL PLAN

SCALE 1" = 10 FT.

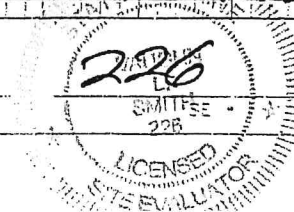
CONFIRM ALL TIES, ELEVATIONS + PROPERTY LINES PRIOR TO CONSTRUCTION



FILL REQUIREMENTS		CONSTRUCTION ELEVATIONS		ELEVATION REFERENCE POINT	
Depth of Fill (Upslope)	± 21"	Finished Grade Elevation	-20"	Location & Description	5" HEMLOCK
Depth of Fill (Downslope)	± 25"	Top of Distribution Pipe or Proprietary Device	-32"	Reference Elevation	WINAIL 5" ABOVE GROUND
FILL DEPTHS W/UNARY		Bottom of Disposal Area	-45"		CONCRETE CHAMBER

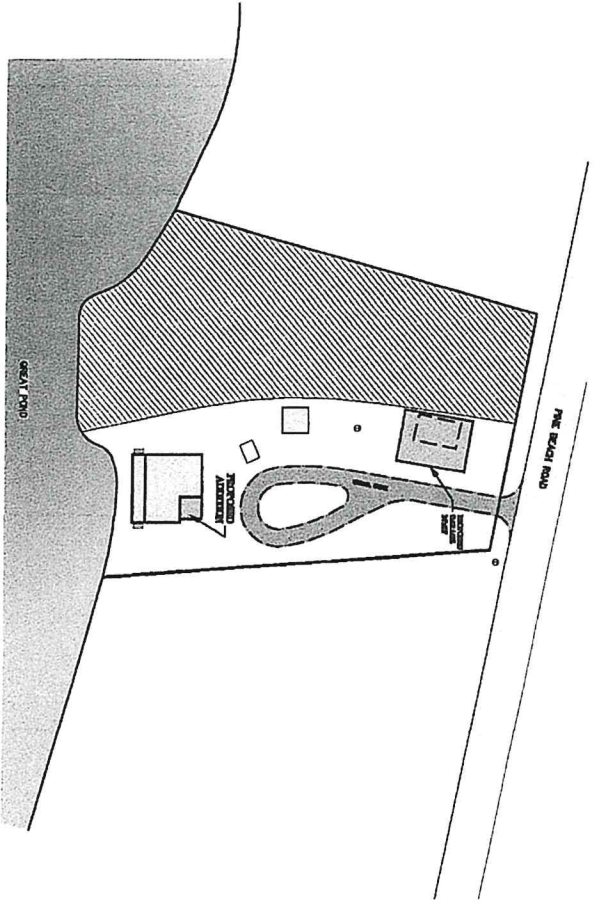


*Vaughn L. Smith*  
Site Evaluator Signature



2/4/22





## Schlusser Residence

90 Pine Beach Road  
Belgrade, ME  
Lot 15

### Drawings:

- Sheet C-1 SITE SCHEMATIC
- Sheet AB-1 AS-BUILT BUILDING ELEVATIONS
- Sheet AB-2 AS-BUILT FLOOR PLANS
- Sheet A-1 PROPOSED BUILDING ELEVATIONS
- Sheet A-2 PROPOSED FLOOR PLANS

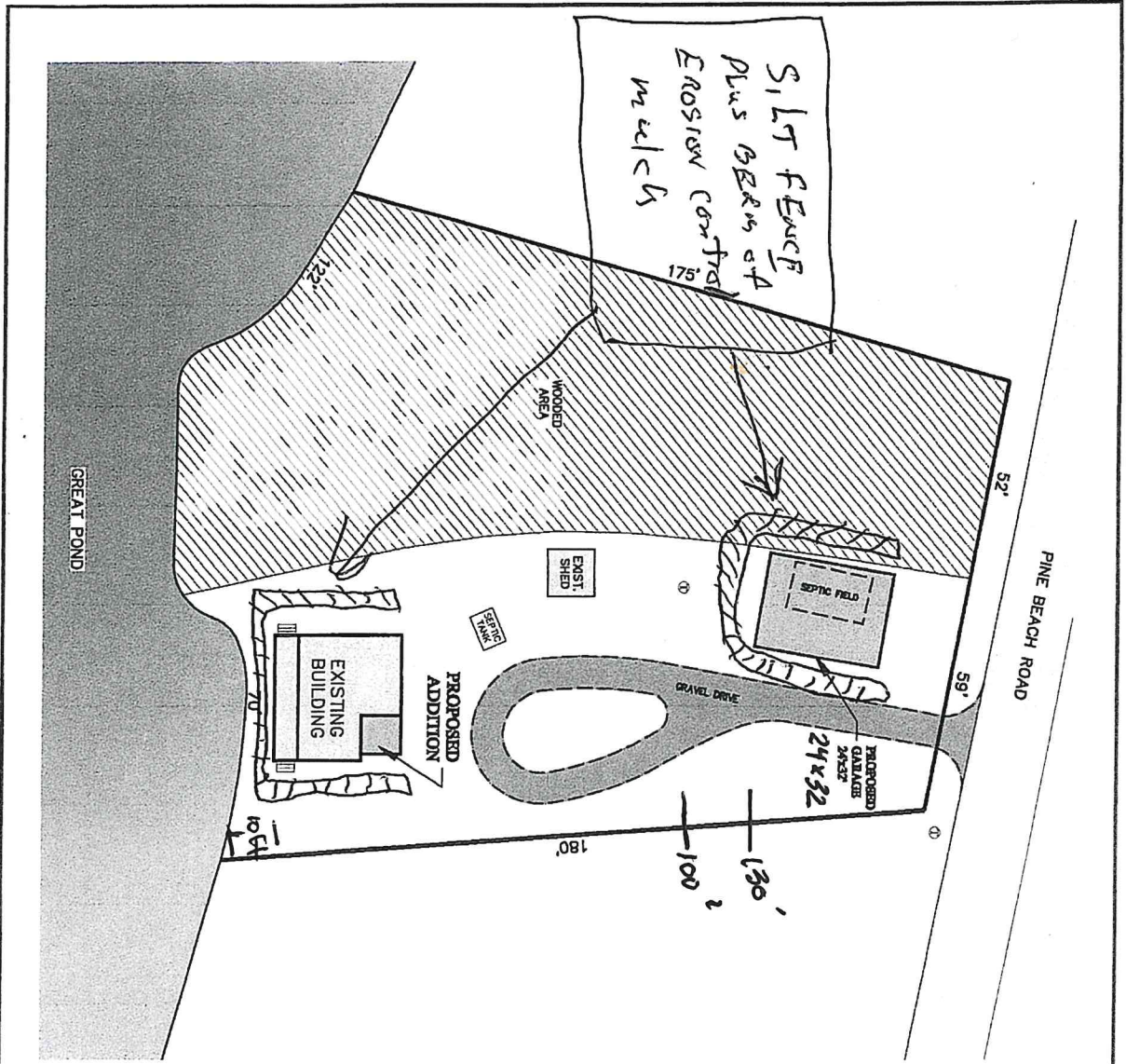
### PLANNING BOARD SUBMISSION

**Jill Edwards**

Residential Design Services

Augusta, ME 04330  
(207) 441-0404  
jedesignservices@gmail.com

Silt fence Erosion Control Plan



**GENERAL SITE INFORMATION:**  
 Owner: John & Wendy Schlosser  
 90 Pine Beach Drive  
 Belgrade, Maine 04917  
 Lot Size: 0.63 Acres

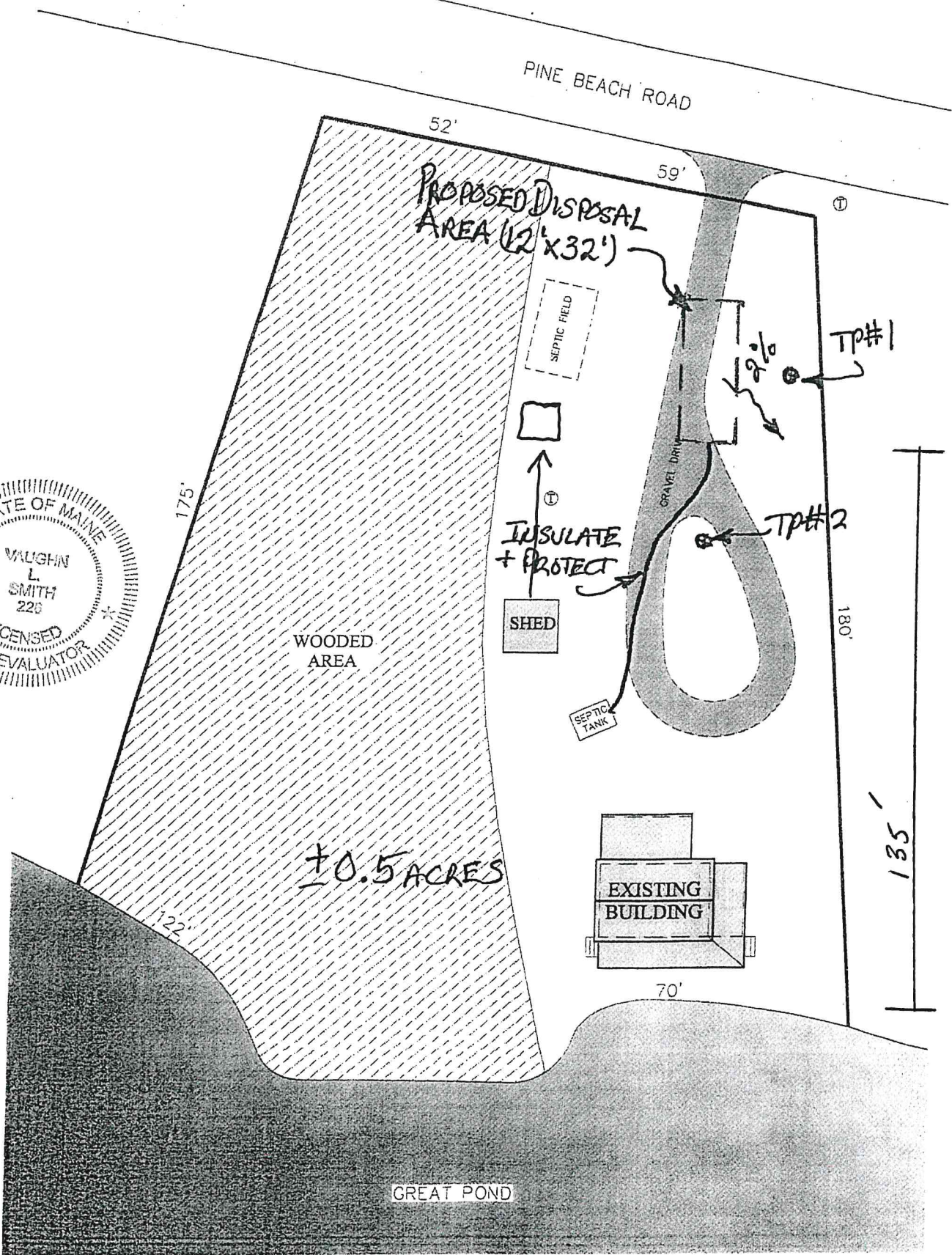
**SCHEMATIC PLAN ONLY:**  
 ALL BOUNDARY INFORMATION SHOWN WAS TAKEN FROM TOWN OF BELGRADE TAX MAP AND BUILDING STRUCTURES, SEPTIC AND DRIVEWAYS ARE ASSUMED.

<p><b>SCHLOSSER RESIDENCE</b></p> <p>90 Pine Beach Road</p> <p>Belgrade</p>	<p><b>Jill Edwards</b> Residential Design Services</p> <p>August, ME 04920 (207) 442-0044 jill@jill-edwards.com</p>	<p><b>PROPOSED SITE SCHEMATIC</b></p>	<p>NO. _____</p> <p>DATE _____</p>
		<p>AS SHOWN</p>	<p>NO. _____</p> <p>DATE _____</p>

C-1



SCALE: 1" = 30 FEET

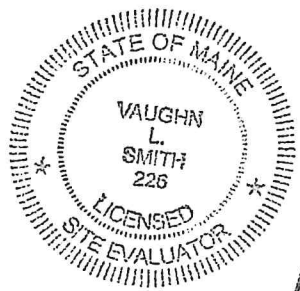
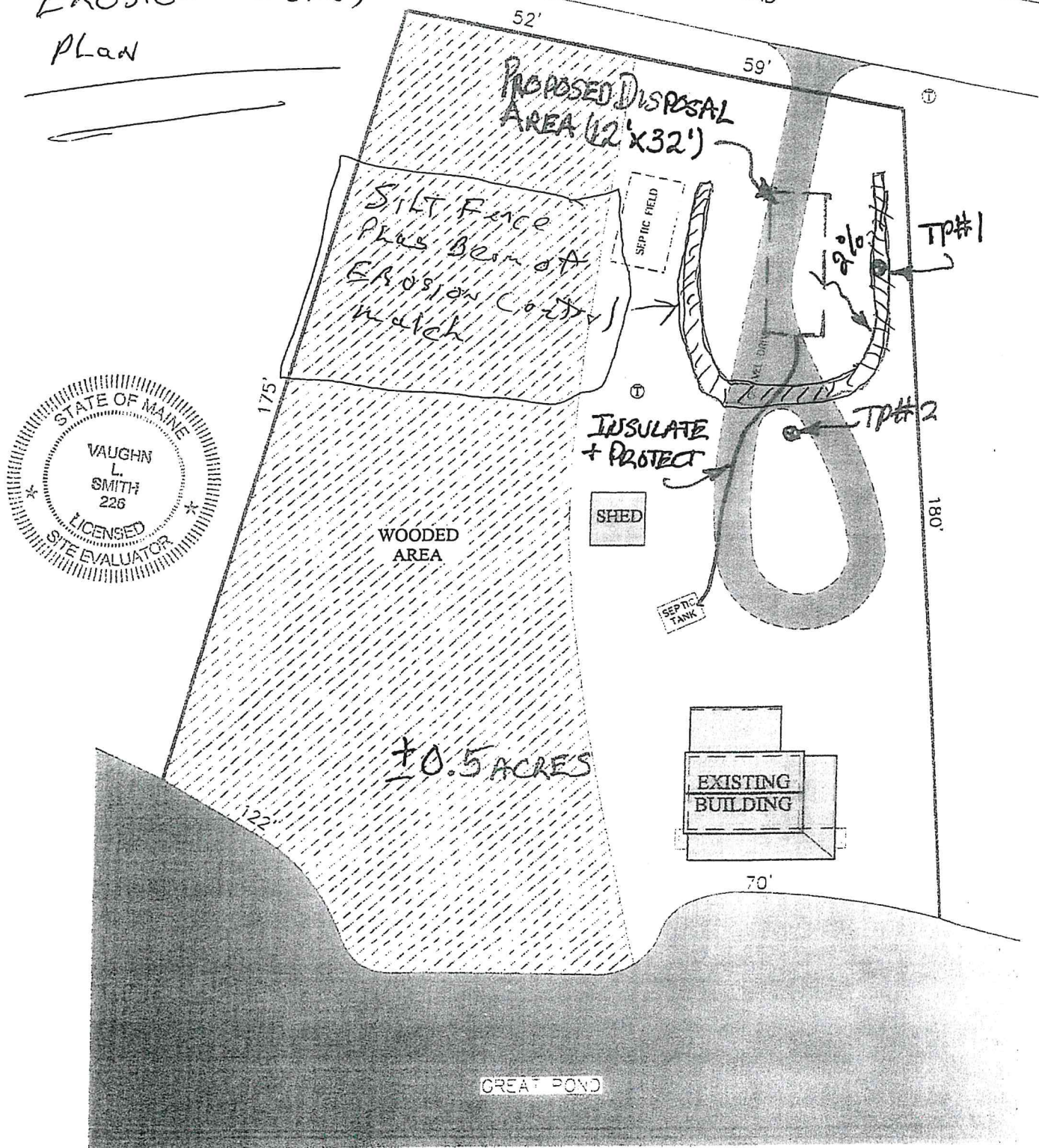


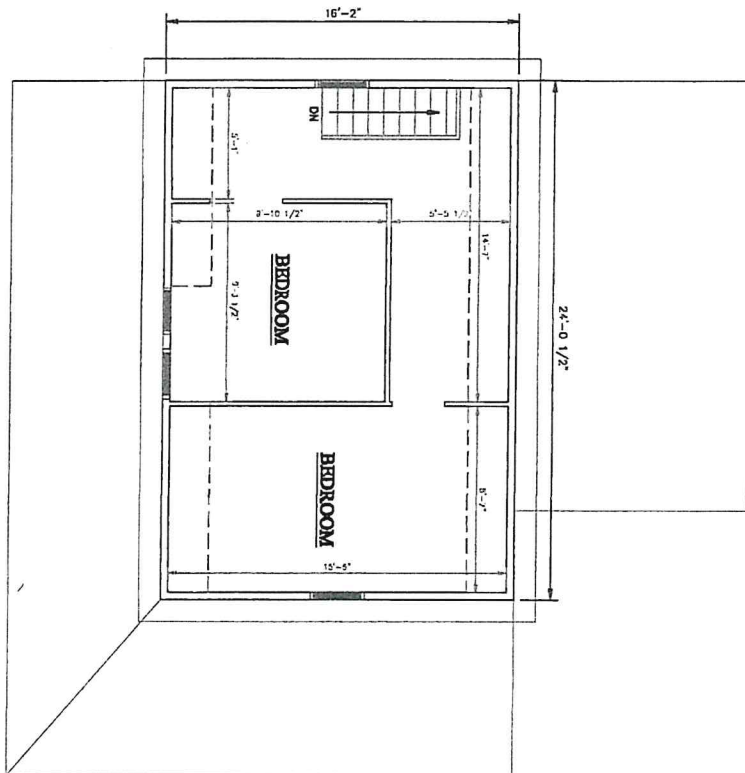
GREAT POND



John Schlosser  
90 PINE BEACH RD SCALE: 1" = 30 FEET

EROSION CONTROL  
PLAN



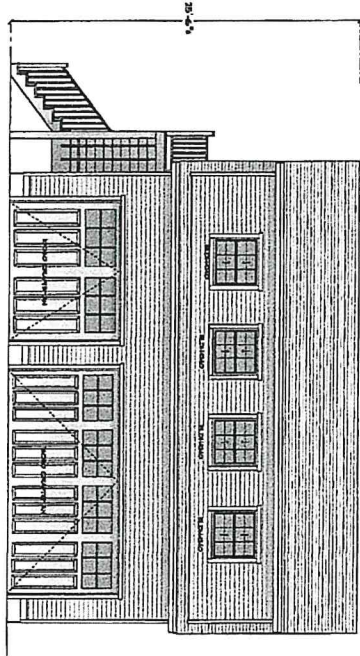


AB-2	SCHLOSSER RESIDENCE	<b>Jill Edwards</b> Residential Design Services Aspen, MICHIGAN (517) 446-0404 jedesigns@msd.com	AS-BUILT FLOOR PLANS	Rev.	Drawn
	50 Pine Branch Road		AS-BUILT	Rev.	Drawn
			Date: March, 2022		

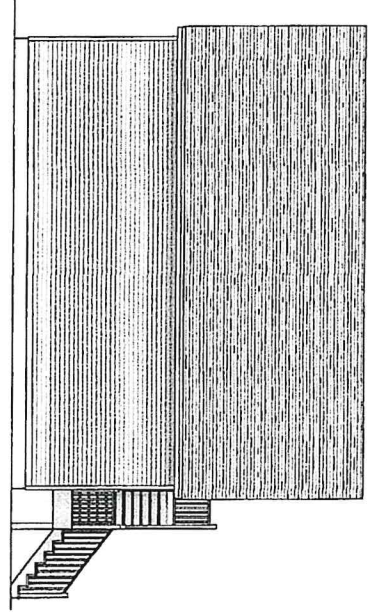




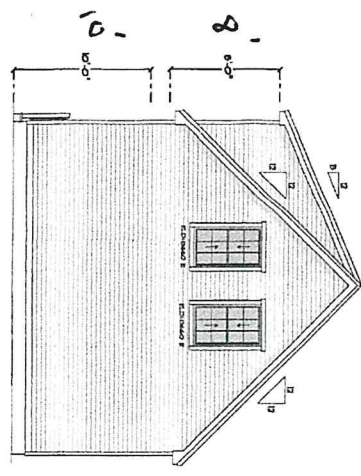
PRELIMINARY DRAWING  
NOT FOR CONSTRUCTION



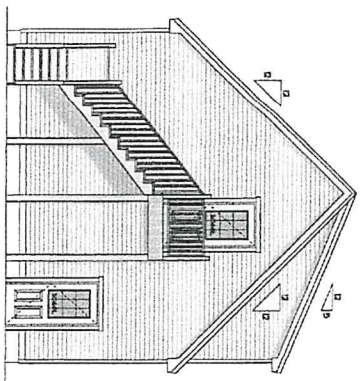
FRONT ELEVATION  
SCALE 1/4" = 1'-0"



REAR ELEVATION  
SCALE 1/4" = 1'-0"



RIGHT ELEVATION  
SCALE 1/4" = 1'-0"



LEFT ELEVATION  
SCALE 1/4" = 1'-0"



SCHLOSSER, JOHN

OWN	ORD	PLP	DEL	08/04/2022
24X32 GARAGE W/LIVING				08/09/2022
ROME				SCALE = AS NOTED

GL220366  
2 OF 3



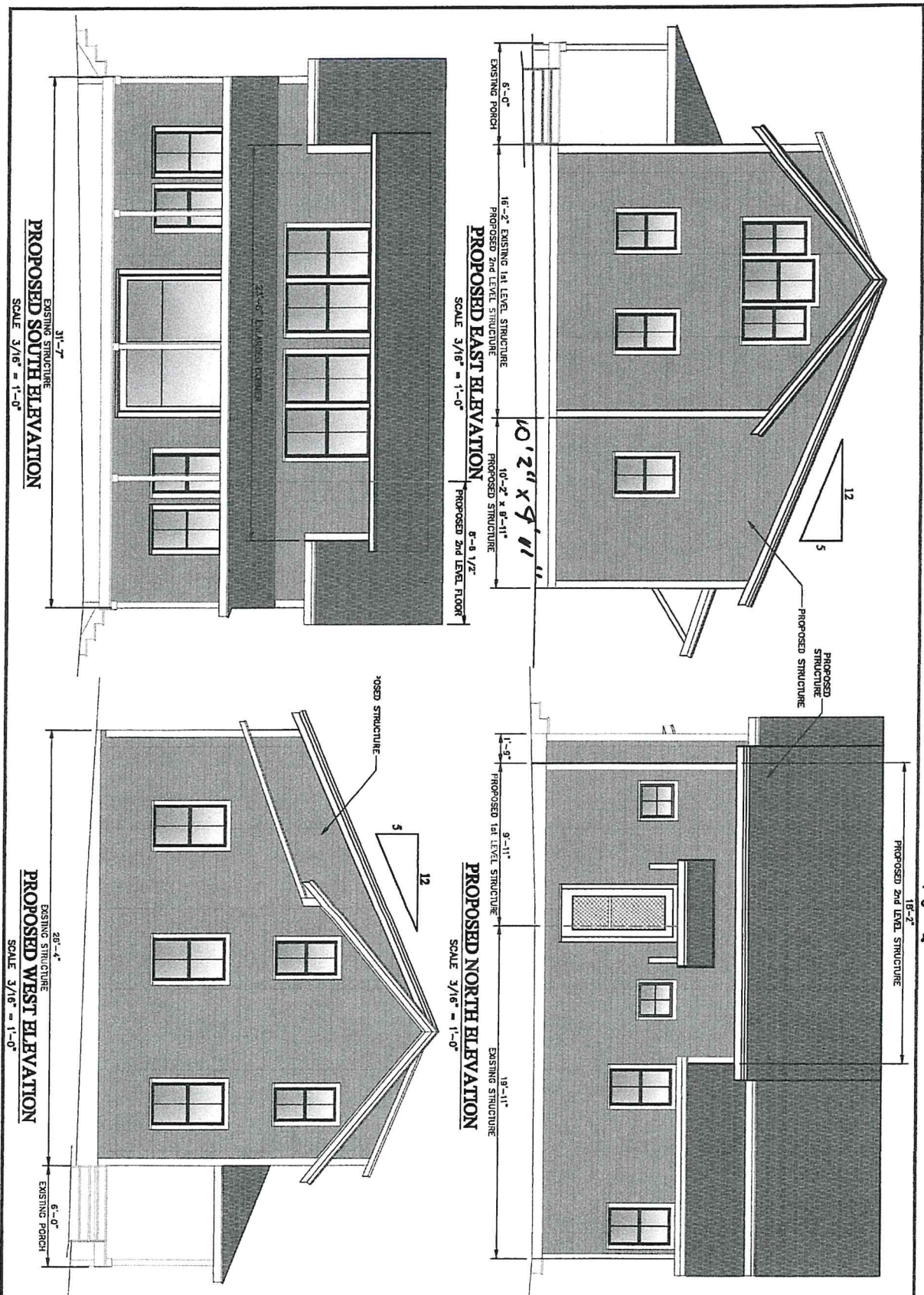
21 LOCATIONS ACROSS MAINE

- Albany - Bangor - Bar Harbor - Belfast - Bethel - Blue Hill - Boothbay Harbor
- Brunswick - Bucksport - Calais - Camden - Cherryfield - Danvers - Ellsworth
- Fairfield - Farmington - Greenville - Hallowell - Fortland - Rockland - Skowhegan

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<b>SCHLOSSER RESIDENCE</b> 50 Main Street Road Middletown, MD	<b>Jill Edwards</b> Residential Design Services Annapolis, MD 20703 (410) 445-0934 jill@jill-edwards.com	<b>PROPOSED BUILDING ELEVATIONS</b>	
		DRAWN BY AS SHOWN	DATE March, 2022
SHEET NO. <b>A-1</b>	SCALE 3/16" = 1'-0"	NO.	DATE





# PRELIMINARY DRAWING NOT FOR CONSTRUCTION

### DRAWING SCHEDULE

TITLE PAGE	ELEVATION	FLOOR PLANS
1	1	2

### AREA SCHEDULE

NAME	AREA
FIRST FLOOR	364.0 sq ft
SECOND FLOOR	436.1 sq ft
GRADE FLOOR AREA	364.0 sq ft

### REVISION SCHEDULE

NUMBER	DATE	REVISION	AMOUNT	REVISION NOTE
1	04/20/2018			CHANGE LAYOUT
				CHANGE OPENING
				CHANGE STAIRS

**GENERAL PLAN NOTES:**

ALL WORK SHALL CONFORM TO STATE AND LOCAL BUILDING CODES. THE BUILDING CODE IS THE HIGHEST REQUIREMENT. ALWAYS CONSULT WITH THE LOCAL AUTHORITIES FOR AMENDMENTS OR IMPROVEMENTS TO THE CODE.

ALL DIMENSIONS ARE TO BE VERIFIED IN THE FIELD.

ALL FOOTINGS ARE TO BE SET ON UNDESIGNED SOIL AND EXTEND BELOW THE FROST LINE.

ALL LATHERS EXPOSED TO THE WEATHER OR IN DIRECT CONTACT WITH CONCRETE SHALL BE PRELUBRIC TREATED.

SMOKE ALARMS ARE TO BE INSTALLED, INTERCONNECTED AND INSTALLED IN THE FOLLOWING LOCATIONS:

- EACH SLEEPING AREA.
- ON EACH LEVEL SERVING AS AN EXIT FROM THE BUILDING.
- NOT LESS THAN 5' HORIZONTALLY FROM A BATHROOM DOOR CONTAINING A BATHROOM OR A BATHING.

A GARAGE CEILING WITH INSULATED SPACE ABOVE SHALL BE PROTECTED WITH 1/2" TYPE X GYPSUM BOARD.

COMPANY WILL SUPPLY HOLES AND GARAGE FLOOR SHALL HAVE NO LESS THAN 1/2" OF CONCRETE ON THE GARAGE FLOOR.

OPENING BETWEEN THE REARDOOR AND GARAGE SHALL BE PROTECTED WITH A 20 MIN. FIRE RATED DOOR EQUIPPED WITH A SELF-CLOSING DEVICE.

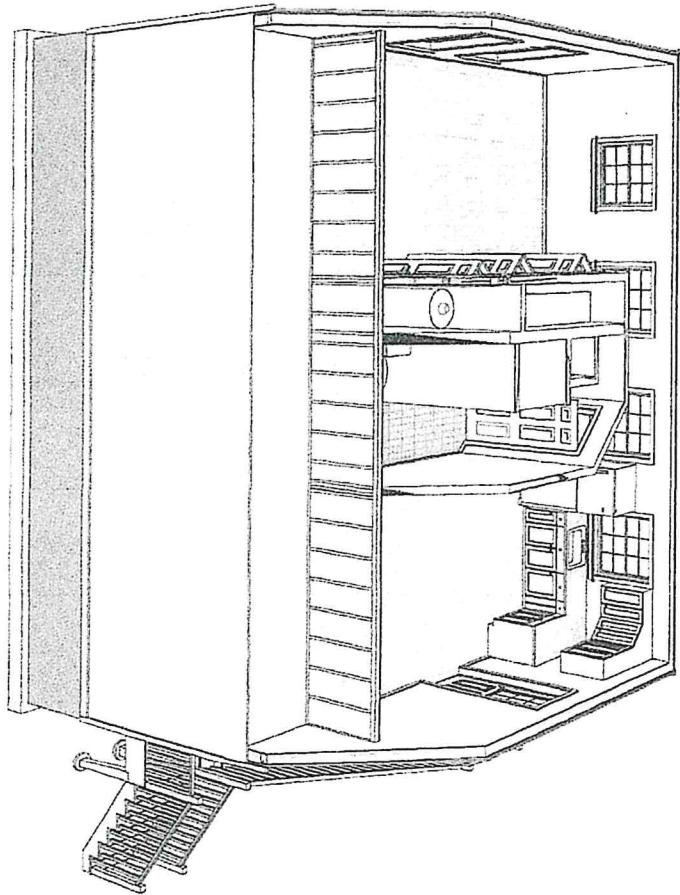
GARAGE FLOOR SHALL BE AN APPROVED NON-COMBUSTIBLE MATERIAL, AND BE ALLOWED TO FLUCTUATE IN THE HORIZONTAL OR LATER TO A FLOOR DRAIN OR THE MAIN VERTICAL DRAIN DRAIN.

MAX. GULL HEIGHT FOR EXTERIOR WINDOW IS 4'.

REFER TO THE LOCAL FOR HYDROLOGICAL DRAINAGE LOCATIONS.

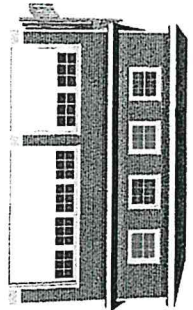
REFER TO THE TABLE PROVIDED FOR FASTENING SCHEDULE.

REFER TO THE SCHEDULE FOR INTERIOR FINISH GRAINS.

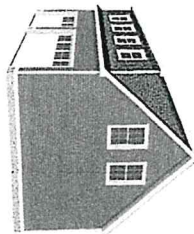


### OPENING SCHEDULE

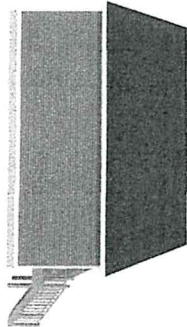
LIBRARY NAME	PRODUCT CODE	COUNT	EXCESS
BRNDOORS/EXTERIOR/GARAGE	10000 CRAFTSMAN	1	Yes
BRNDOORS/EXTERIOR/GARAGE	10000 CRAFTSMAN	1	Yes
BRNDOORS/EXTERIOR/INCLINED	10000 CRAFTSMAN	2	No
BRNDOORS/EXTERIOR/INCLINED	10000 CRAFTSMAN	2	No
BRNDOORS/EXTERIOR/INCLINED	10000 CRAFTSMAN	2	Yes
BRNDOORS/EXTERIOR/INCLINED	10000 CRAFTSMAN	4	No
BRNDOORS/EXTERIOR/INCLINED	10000 CRAFTSMAN	1	No
BRNDOORS/EXTERIOR/INCLINED	10000 CRAFTSMAN	2	No
BRNDOORS/EXTERIOR/INCLINED	10000 CRAFTSMAN	1	No



FRONT VIEW



RIGHT VIEW



REAR VIEW



LEFT VIEW

SCHLOSSER, JOHN

OWN	GRS	PLP	DEL	CHANGED	DATE
24X32 GARAGE W/LIVING					Thursday, March 29, 2018
ROME					SCALE = AS NOTED

6120366  
1 OF 3

**Hammond Lumber Company**

21 LOCATIONS ACROSS MAINE

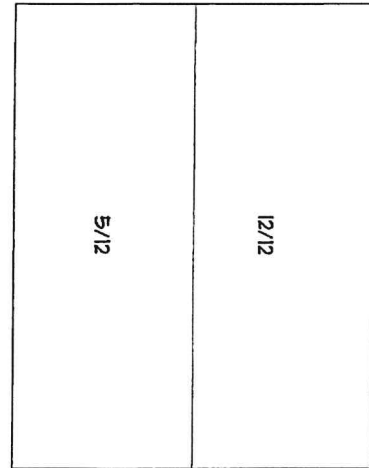
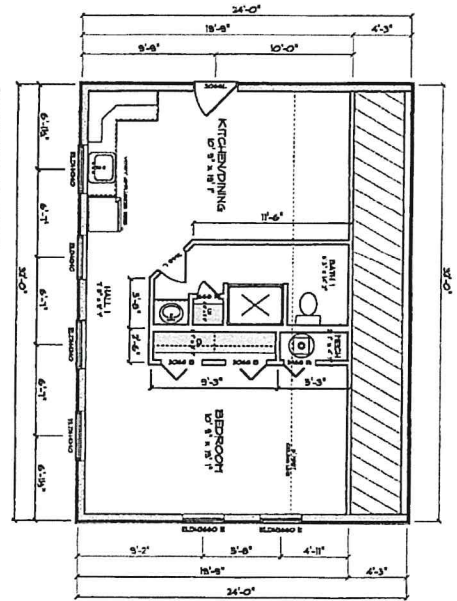
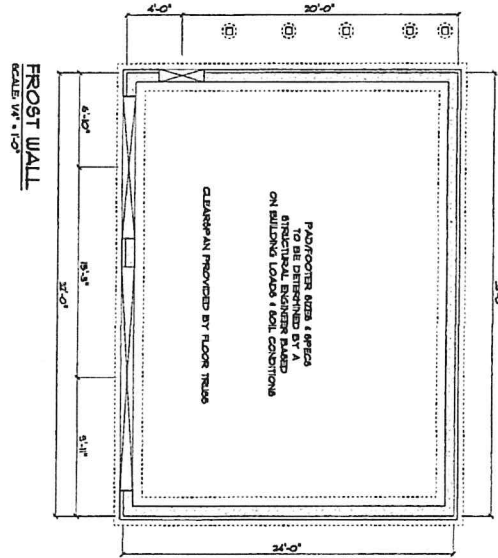
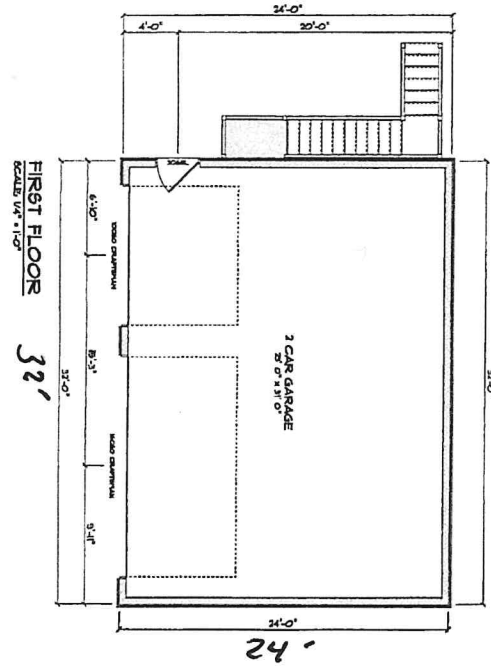
Arden • Bangor • Bar Harbor • Belfast • Bridgton • Cape Elizabeth • Eastport • Ellsworth • Fort Kent • Fryburg • Grand Rapids • Hallowell • Lewiston • Millville • Newry • North Berwick • North Ferrisburgh • Orono • Presque Isle • Rockport • Scarborough • Sebec • South Berwick • South Ferrisburgh • South Portland • South Westport • South Windham • South Woodbury • South Yarmouth • Topsham • Van Buren • Westport • York • York Beach • York Maine • York Springs

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PRELIMINARY DRAWING  
NOT FOR CONSTRUCTION



SCHLOSSER, JOHN			
OWN	DRS	FLP	DEL.
24X32 GARAGE/W/LIVING	TURNING	MARCH 21, 2023	
ROME	SCALE = AS NOTED		

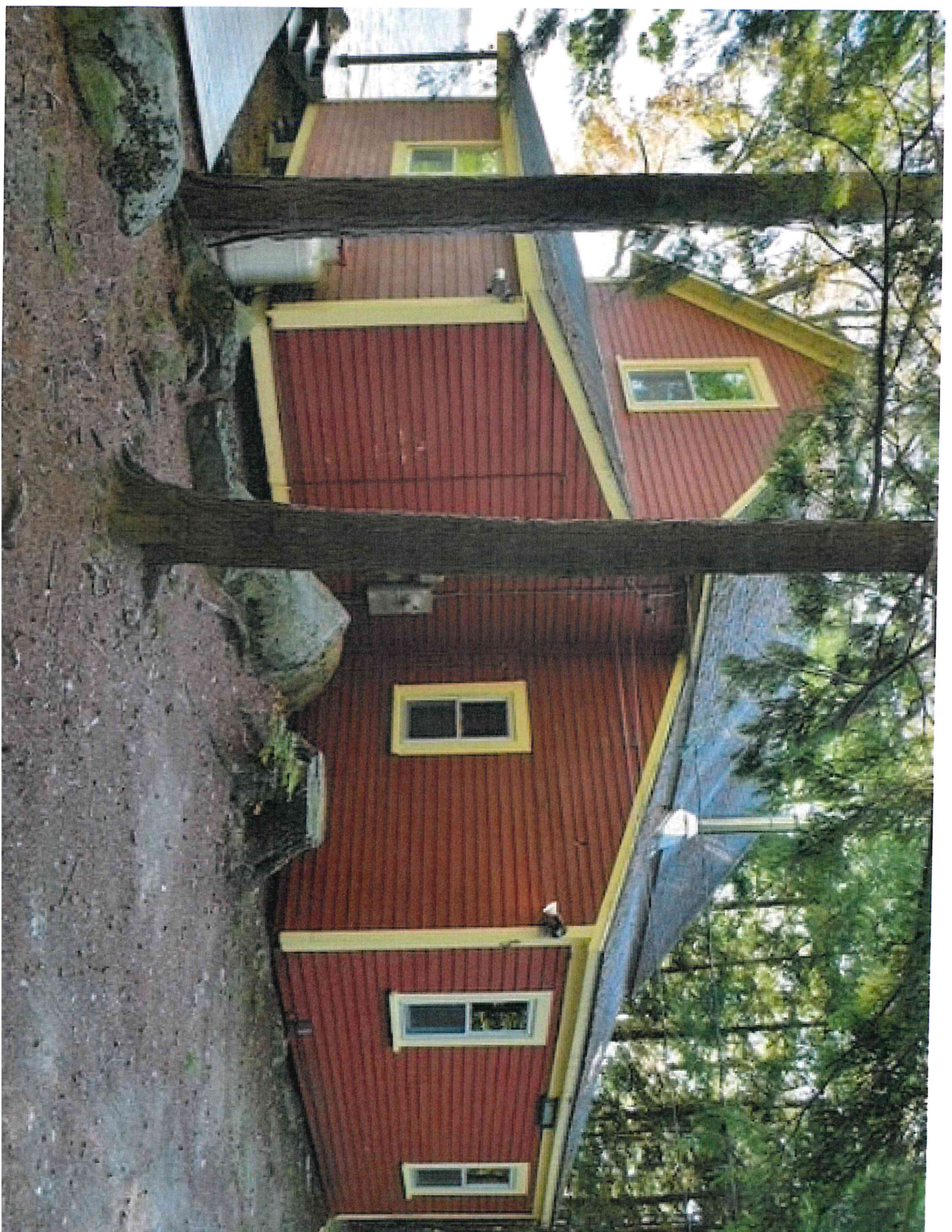
**Hammond Lumber Company**

21 LOCATIONS ACROSS MAINE

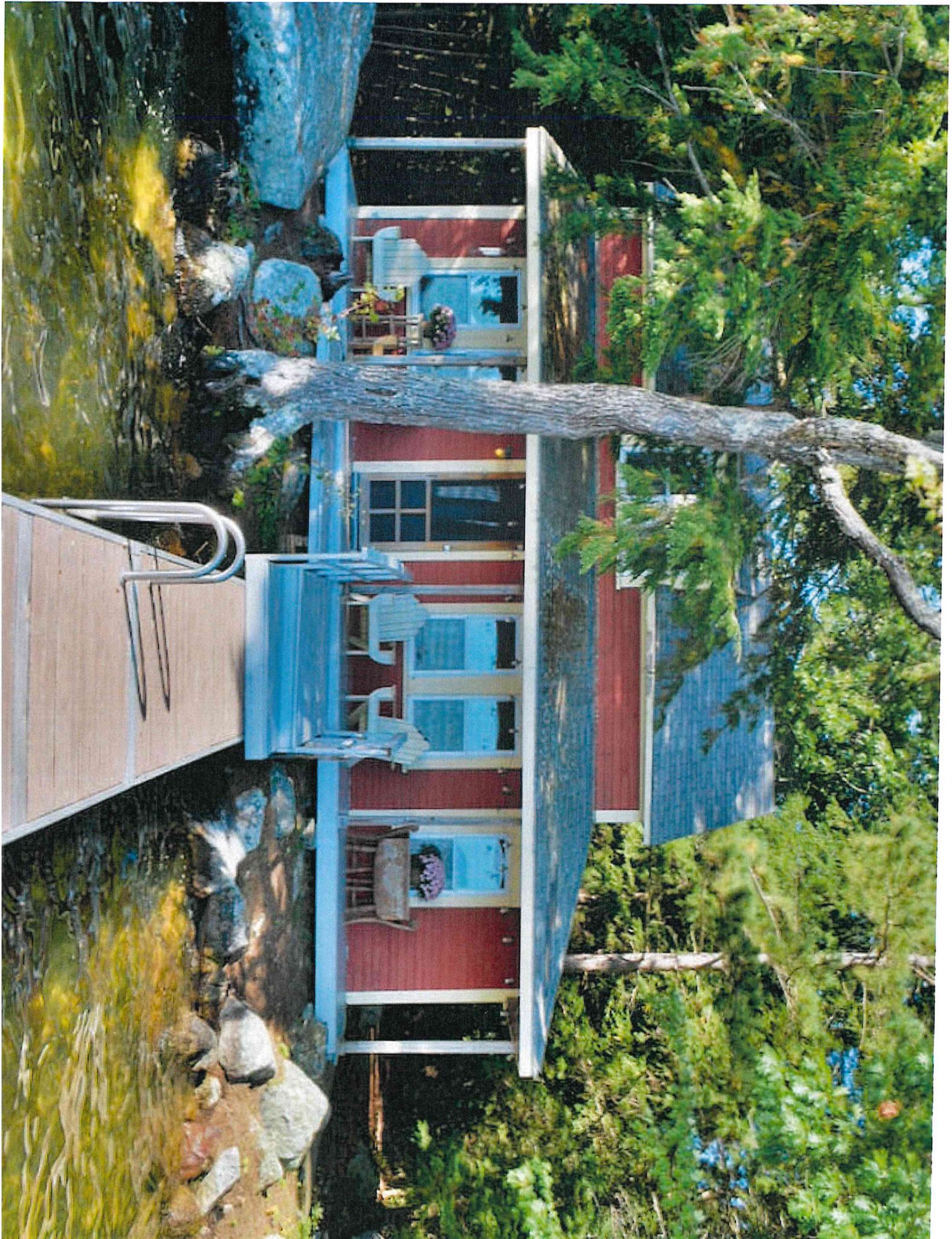
Auburn • Bangor • Bar Harbor • Bethel • Biddeford • Brewer • Bethel • Boothby Harbor  
Brunswick • Bucksport • Calais • Canaan • Calais • Calais • Calais • Calais • Calais • Calais • Calais  
Fairfield • Farmington • Greenville • Machias • Newland • Newland • Newland • Newland  
[WWW.HAMMONDLUMBER.COM](http://WWW.HAMMONDLUMBER.COM)

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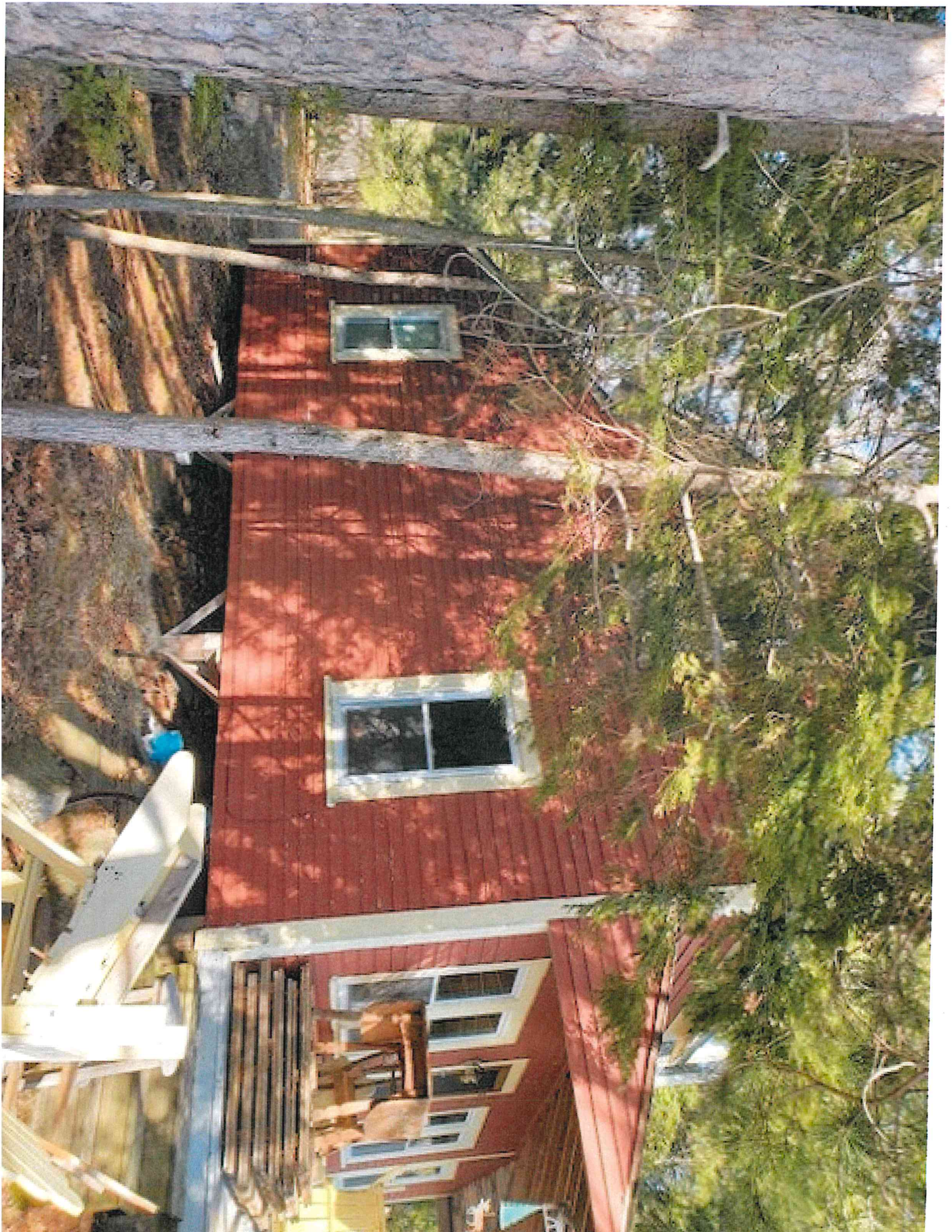




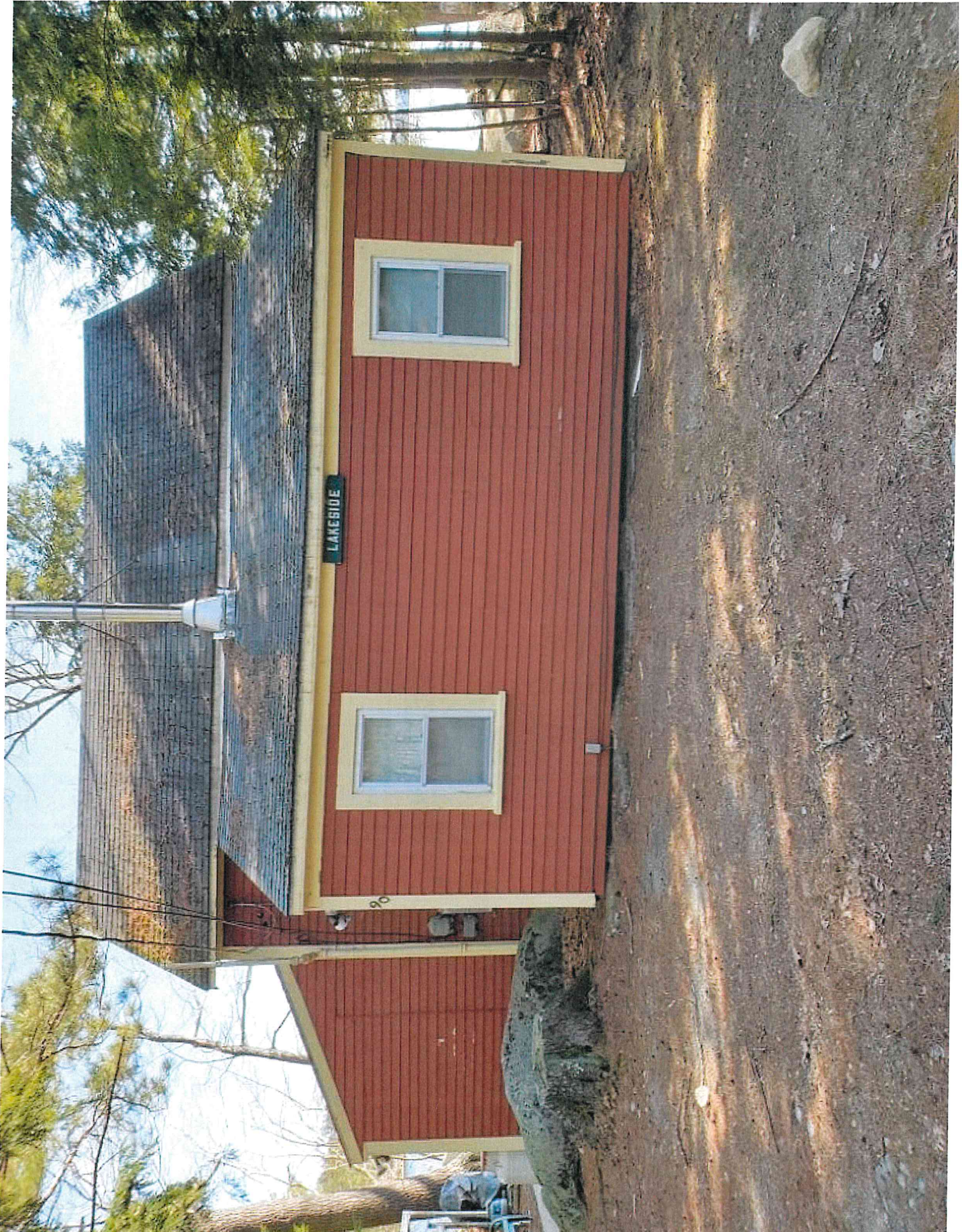














**Belgrade Planning Board**  
**Findings of Fact and Conclusions of Law**

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