

Town of Belgrade Planning Board

August 4, 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

A. OLD BUSINESS:

Revisit the Commercial Application for the Watkins Family Farm with revisions.

B. SHORE LAND APPLICATIONS - Applicant(s): Adam Gardner

Location: 12 Cranberry Ln. Map 27 Lot 19. Purpose: Remove a portion of the deck and remove the shed. Construct a bunkhouse (624 sq/ft.). This is a shoreland conforming lot with a non-conforming structure.

Applicant: John Lynch, Lynch Landscaping, Inc. Location: 45 Denwood Point Ln. Map 13 Lot 54A. Purpose: Replace existing patio with permeable pavers (240 sq/ft). Add permeable paver walkway (53 sq/ft). with granite steps to the side of the home. This is a shoreland non-conforming lot and structure.

C. CEO UPDATE. Permit update.

3. OLD BUSINESS

A. Consideration of June 2, 2022, June 16, 2022 and July 7, 2022 Planning Board minutes

4. ADJOURN

5402211111111111 1525
770.6 x .06 = 46.24 # 71.24

Shoreland
Certified Contractor
Number # 798
 Non Shoreland

Town of Belgrade, Maine
APPLICATION FOR PERMIT

990 Augusta Road Belgrade Me 04917
207-495-2258
Application # _____
Map# 27 Lot# 19
Permit# _____

Date Logged _____ Date Rec'd by PB/CEO 6-21-22 \$ 71.24 Fee Paid Receipt# 3001

1. Applicant:
Name GTL Contracting Adam Gardner
Mailing Addr PO Box 530
State/Zip Belgrade Lakes ME 04918 Phone# 215-7951

2. Owner (if other than applicant):
Name Paul and Cathy Desjardins
Mailing Addr 40 Durand rd
State/Zip Maplewood VT 05040 Phone# 908-477-0056

3. Specific location of property 12 Cranberry Lane Map# 27 Lot# 19
Name of Lake/Pond/Stream (if applicable) Givent Pond

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

5. Proposed construction or change in use: Remove Deck and shed - Build new Bunkhouse (624 sqft)
See Plans

6. Existing sewage disposal system type and capacity: 3
Present number of bedrooms 3; Bedrooms to be added under this application 2
When did you purchase the property within Shoreland Zone? Nov 18 (month/year) If after 11/6/18, attach copy of septic system inspection report documenting it is not malfunctioning.

7. Total lot area 24,035; Lot area within the Shoreland Zone 24,035

8. Square footage of unvegetated surface within shoreland zone including all structures, driveways, parking, walkways and patios. 2707

9. What is the total area of cleared openings of woody vegetation (Sqft) 74% - 6,250 - 26%

10. Total number of structures on the lots 3. A site plan to-scale MUST accompany this application and be prepared in accordance with the requirements on the attached Instruction Sheet (Item #10 on the Instruction Sheet). All required attachments must accompany this application.

Present Structure Square Footage 2707
Proposed Structure Square Footage - 7.4 sq ft -> 2699.6 See Survey

*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: _____

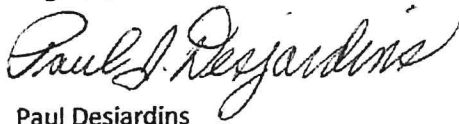
G & L Contracting

Belgrade Lakes, Me

To Whom it May Concern:

I, Paul J. Desjardins, give permission to Adam Gardner/G & L Contracting to pull a permit in my behalf to perform the work of renovations at my property located on 12 Cranberry Lane in Belgrade Maine.

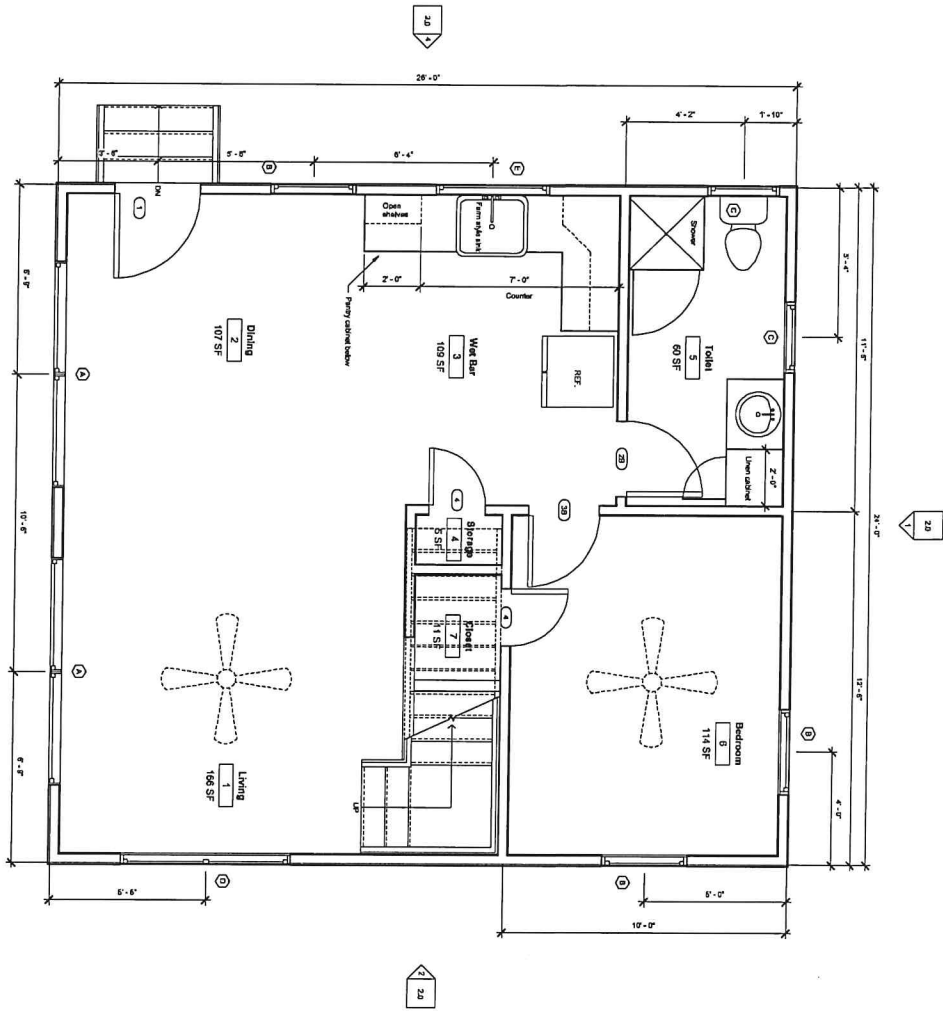
Regards,



Paul Desjardins

Door Schedule					
Mark	Width	Height	Swing	Count	Comments
1	3'-0"	6'-6"		1	
2A	2'-6"	6'-6"		2	
2B	2'-6"	6'-6"		2	
4	2'-0"	8'-6"		2	

Window Schedule				
Mark	Width	Height	Count	Comments
A	6'-0"	6'-6"	2	Dual Double Hung
B	3'-0"	6'-6"	2	Double Hung
C	2'-6"	3'-6"	3	Dual Double Hung
D	6'-0"	5'-6"	3	Dual Double Hung
E	4'-0"	3'-6"	1	Double Hung
F	4'-0"	5'-0"	2	Fixed Tripartite



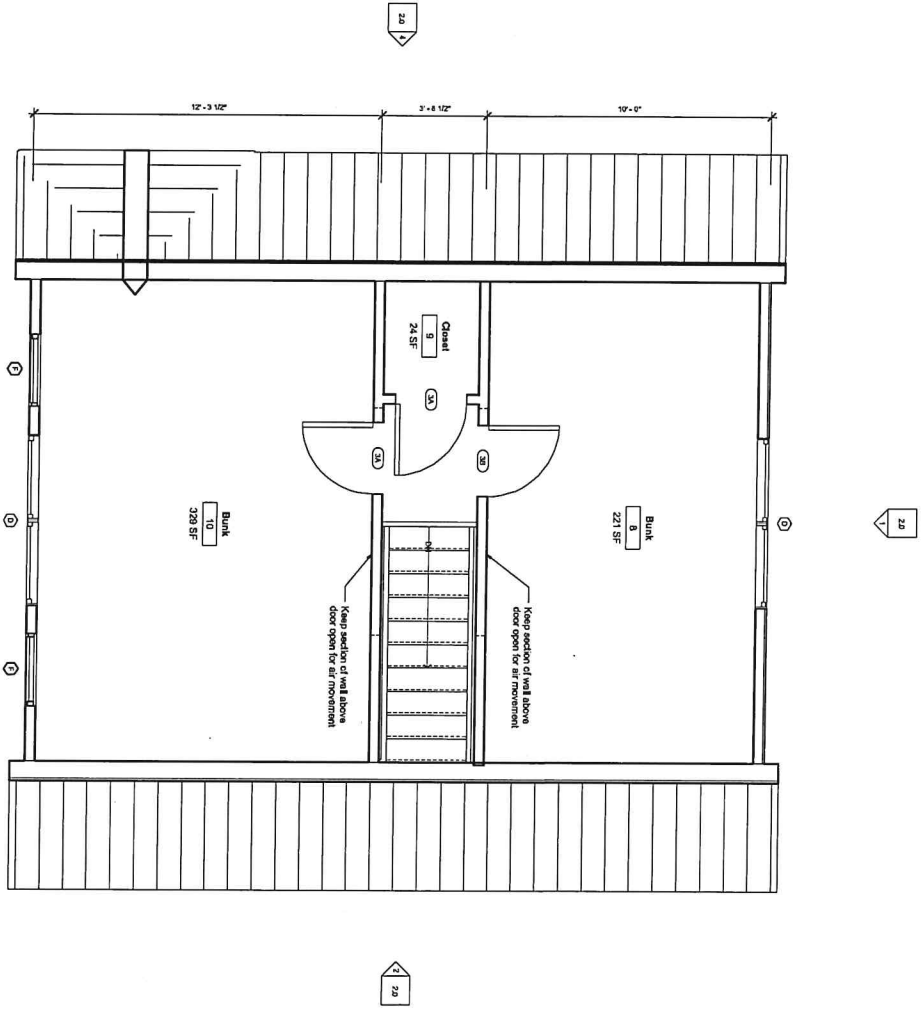
First Floor Plan
1/2" = 1'-0"



Rev. Log	BOURASSA DESIGN & INSPECTION	Desjardins Family Proposed New Build 12 Cranberry Lane, Belgrade Maine
PROJECT: Clean DATE: 10/25/2021	FOR OWNER REVIEW	
First Floor Plan 1.0		

Mark	Width	Height	Swing	Count	Comments
1	3'-0"	6'-6"		1	
2B	2'-6"	6'-6"		1	
3A	2'-6"	6'-6"		2	
3B	2'-6"	6'-6"		2	
4	2'-0"	5'-5"		2	

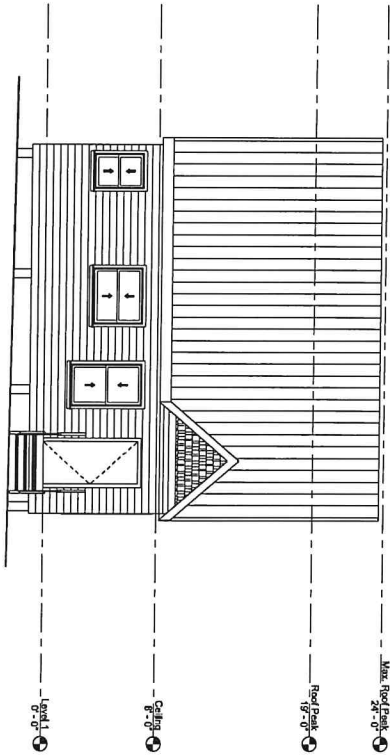
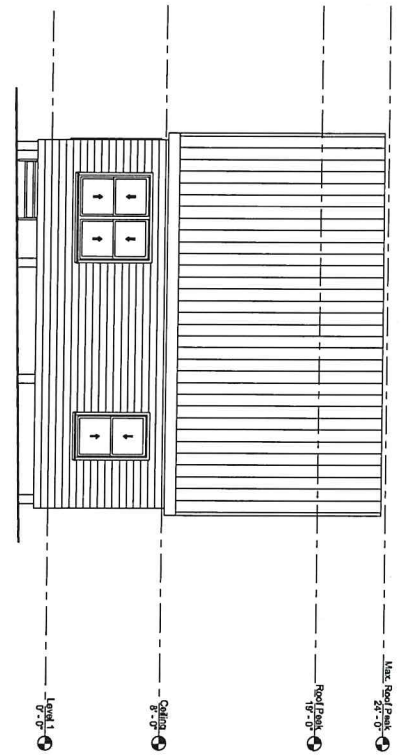
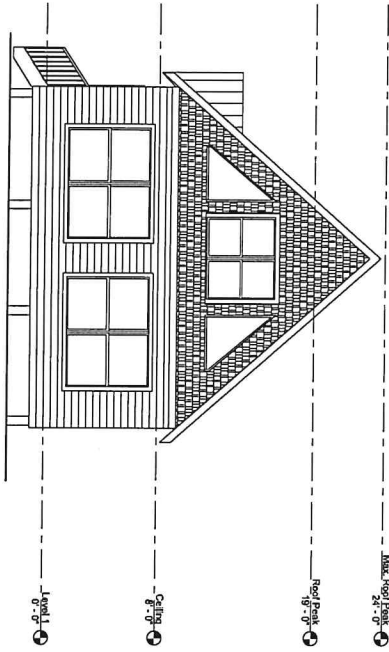
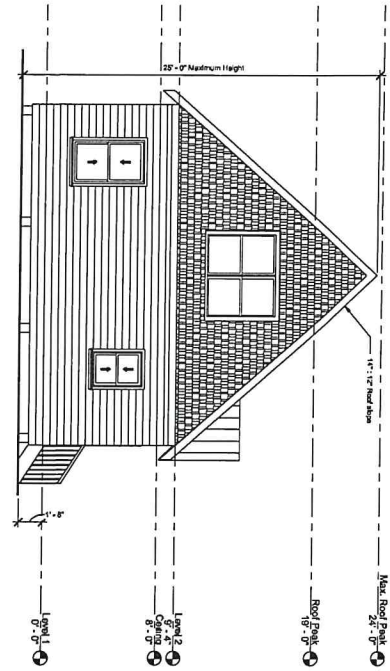
Mark	Width	Height	Count	Comments
A	8'-0"	5'-0"	2	Double Hung
B	3'-0"	5'-0"	3	Double Hung
C	2'-6"	3'-6"	2	Double Hung
D	6'-0"	5'-0"	3	Double Hung
E	4'-0"	3'-5"	1	Double Hung
F	4'-0"	3'-0"	2	Fixed Tripartite



Second Floor Plan
1/2" = 1'-0"



FOR OWNER REVIEW	<p>Desjardins Family Proposed New Build 12 Cranberry Lane, Belgrade Maine</p>	<p>BOURASSA DESIGN & INSPECTION</p>	<p>Rev. Log Date: _____ By: _____</p>
1.1	PROJECT: GLENE DATE: 10/25/2021		



Rev. Log

BOURASSA
DESIGN & INSPECTION

Desjardins Family
Proposed New Build
12 Cranberry Lane, Belgrade Maine

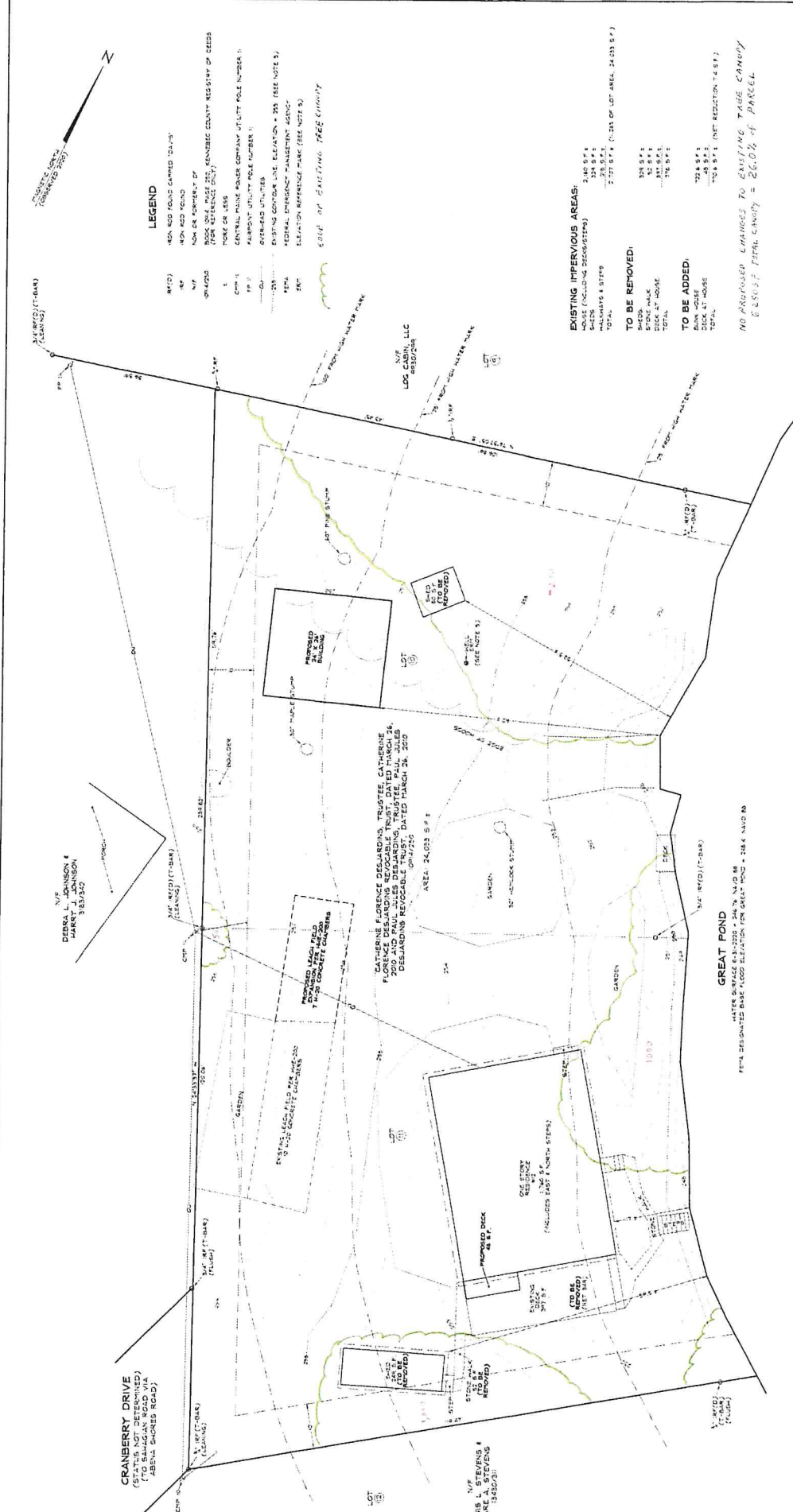
PROJECT: Clean
DATE: 10/25/2021

FOR OWNER REVIEW

Exhibition

2.0

(can of -)



LEGEND

- RED ROAD GARMENT TAILOR
- RED ROAD
- NON-CA FORMERLY OF
- PROXIMATE TO 200' KENNEBEC COUNTY RESERVATION DEEDS
- TO BE REMOVED
- TO BE ADDED
- CENTRAL MAIN ROAD COMPANY UTILITY POLE NUMBER 1
- CMP 1
- 1P 1
- 2P 1
- 3P 1
- EXISTING CONTIGUOUS ELEVATION 200 (SEE NOTE 3)
- FEDERAL FIREARM MANAGEMENT AGENCY
- ELEVATION REFERENCE MARK (SEE NOTE 3)

EDGE OF EXISTING TREE CANOPY

EXISTING IMPERVIOUS AREAS:

ASPH (INCLUDING DRIVEWAYS)	328.97 ±
PAVEMENT	328.97 ±
TOTAL	657.94 ±
TO BE REMOVED:	
ASPH	328.97 ±
PAVEMENT	328.97 ±
DECK AT HOUSE	328.97 ±
TOTAL	686.91 ±
TO BE ADDED:	
DECK HOUSE	328.97 ±
DECK AT HOUSE	328.97 ±
TOTAL	657.94 ±
NET REDUCTION	-28.97 ±

NO PROPOSED CHANGES TO EXISTING TREE CANOPY
 65.0% TOTAL CANOPY = 26.0% of PARCEL

PLAN REFERENCES:

- 1) PLAN OF LOTS, BEING WORKS GREAT POND TRACT N. & CONGOS & STUART DEEDS IN PLAN BOOK 28, PAGE 37
- 2) STANDARD BOUNDARY SURVEY PLAN OF AND OWNED BY DENIS & FINE ET AL. ANNA BROWN BELGRADE, KENNEBEC CO., ME., DATED SEPTEMBER 2008, RECORDED IN KENNEBEC COUNTY REGISTER OF DEEDS IN PLAN BOOK 189, PAGE 28

NOTES:

- 1) MATTERS REGARDING TITLE AND LEGAL ASPECTS SHOULD BE REFERRED TO AN ATTORNEY.
- 2) SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED BY A TITLE SEARCH.
- 3) STATEMENTS MADE HEREON ARE NOT STATEMENTS OF WARRANTY BUT ARE STATEMENTS OF OPINION BASED UPON THE BEST OF THE ENGINEER'S KNOWLEDGE, INFORMATION AND BELIEF.
- 4) CONTRACTORS SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AS SHOWN ON THIS DRAWING.
- 5) THE VERTICAL DATA SHOWN IS BASED ON THE NORTH AMERICAN DATUM 1983 AND THE DATUM POINT IS LOCATED ON THE EAST SIDE OF THE DRIVEWAY TO THE GARAGE. THE DATUM POINT IS LOCATED ON THE EAST SIDE OF THE DRIVEWAY TO THE GARAGE. THE DATUM POINT IS LOCATED ON THE EAST SIDE OF THE DRIVEWAY TO THE GARAGE. THE DATUM POINT IS LOCATED ON THE EAST SIDE OF THE DRIVEWAY TO THE GARAGE.

THAYER ENGINEERING
 1000 South Street, Bangor, Maine 04401
 (207) 942-1111

EXISTING CONDITIONS PLAN
PAUL J. DESJARDINS & CATHERINE F. DESJARDINS
 12 CRANBERRY DRIVE
 BELGRADE, MAINE

Date: 7/18/2022
 Scale: 1" = 40'
 Project: 2022022



Google Maps



Map data ©2022, Map data ©2022 Google 20 ft

**DEPARTMENT OF ENVIRONMENTAL PROTECTION
PERMIT BY RULE NOTIFICATION FORM**
(For use with DEP Regulation, Natural Resources Protection Act - Permit by Rule Standards, Chapter 305)

APPLICANT INFORMATION (Owner)				AGENT INFORMATION (If Applying on Behalf of Owner)			
Name:	Paul Desjardins			Name:	Adam Gardner		
Mailing Address:	40 Durand Rd			Mailing Address:	Po Box 530		
Mailing Address:				Mailing Address:			
Town/State/Zip:	Mapplewood NJ 07040			Town/State/Zip:	Belgrade Lakes ME 04918		
Daytime Phone #:	(908) 477-0056	Ext:		Daytime Phone #:	(207) 215-7951	Ext:	
Email Address:	cfdesjardins@gmail.com			Email Address:	agardner81@yahoo.com		
PROJECT INFORMATION							
Part of a larger project? (check 1):	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	After the Fact? (check 1):	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Project involves work below mean low water? (check 1):	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Name of waterbody:	Great Pond
Project Town:	Belgrade	Town Email Address:	ceo@townofbelgrade.com			Map and Lot Number:	27 19
Brief Project Description:	Buid New bunk house, House will be on posts. Slight soil disturbance for posts, Remove stump at house location.						
Project Location & Brief Directions to Site:	Rt 27 North to Sahagian rd. Left on Abean Shores, Right at Y left on Cranberry go to end.						

PERMIT BY RULE (PBR) SECTIONS (Check at least one): I am filing notice of my intent to carry out work that meets the requirements for Permit-by-Rule (PBR) under DEP Rules, [Chapter 305](#). I and my agent(s), if any, have read and will comply with all of the standards in the Sections checked below.

- | | | |
|--|--|---|
| <input checked="" type="checkbox"/> Sec. (2) Act. Adj. to Prot. Natural Res. | <input type="checkbox"/> Sec. (9) Utility Crossing | <input type="checkbox"/> Sec. (16) Coastal Sand Dune Projects |
| <input type="checkbox"/> Sec. (3) Intake Pipes | <input type="checkbox"/> Sec. (10) Stream Crossing | <input type="checkbox"/> Sec. (17) Transfer/Permit Extension |
| <input type="checkbox"/> Sec. (4) Replacement of Structures | <input type="checkbox"/> Sec. (11) State Transportation Facilities | <input type="checkbox"/> Sec. (18) Maintenance Dredging |
| <input type="checkbox"/> Sec. (6) Movement of Rocks or Veg. | <input type="checkbox"/> Sec. (12) Restoration of Natural Areas | <input type="checkbox"/> Sec. (19) Act. Near SVP Habitat |
| <input type="checkbox"/> Sec. (7) Outfall Pipes | <input type="checkbox"/> Sec. (13) F&W Creat./Water Qual. Improv. | <input type="checkbox"/> Sec. (20) Act. Near Waterfowl/Bird Habitat |
| <input type="checkbox"/> Sec. (8) Shoreline Stabilization | <input type="checkbox"/> Sec. (15) Public Boat Ramps | |

NOTE: Municipal permits also may be required. Contact your local code enforcement office for information. Federal permits may be required for stream crossings and for projects involving wetland fill. Contact the Army Corps of Engineers at the Maine Project Office for information.

NOTIFICATION FORMS CANNOT BE ACCEPTED WITHOUT THE NECESSARY ATTACHMENTS AND FEE

- Attach** all required submissions for the PBR Section(s) checked above. The required submissions for each PBR Section are outlined in Chapter 305 and may differ depending on the Section you are submitting under.
- Attach** a location map that clearly identifies the site (U.S.G.S. topo map, Maine Atlas & Gazetteer, or similar).
- Attach** Proof of Legal Name if applicant is a corporation, LLC, or other legal entity. Provide a copy of Secretary of State's registration information (available at <http://licrs.informe.org/nei-sos-icrs/ICRS?MainPage=x>). Individuals and municipalities are not required to provide any proof of identity.

FEE: Pay by credit card at the [Payment Portal](#). The Permit-by-Rule fee may be found here <https://www.maine.gov/dep/feeschedule.pdf> and is currently \$266.

- Attach** payment confirmation from the Payment Portal when filing this notification form.

Signature & Certification:

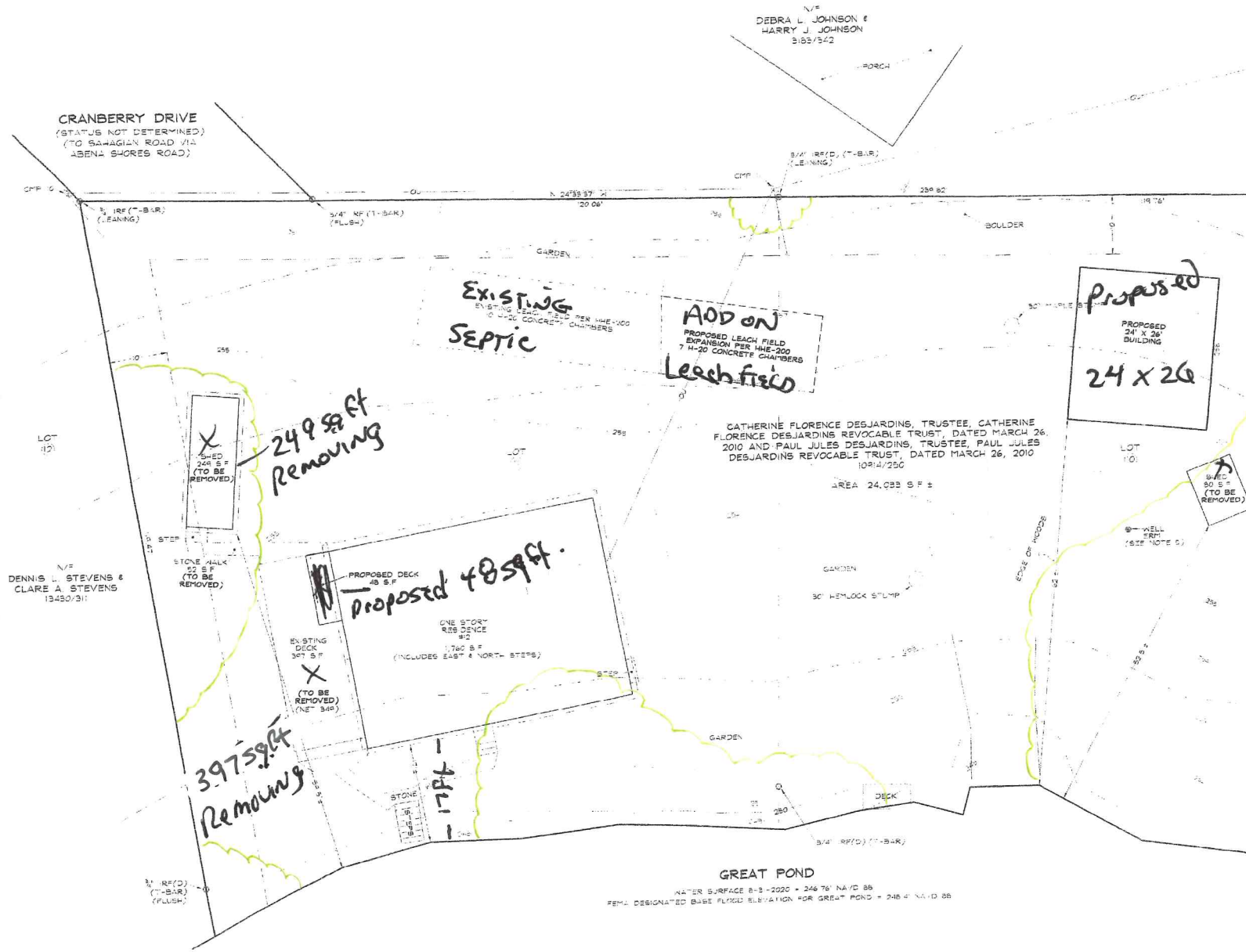
- I authorize staff of the Departments of Environmental Protection, Inland Fisheries & Wildlife, and Marine Resources to access the project site for the purpose of determining compliance with the rules.
- I understand that this PBR becomes effective 14 calendar days after receipt by the Department of this completed form, the required submissions, and fee, *unless the Department approves or denies the PBR prior to that date.*

By signing this Notification Form, I represent that the project meets all applicability requirements and standards in Chapter 305 rule and that the applicant has sufficient title, right, or interest in the property where the activity takes place.

Signature of Agent or Applicant (may be typed):

Date:

Keep a copy as a record of permit. Email this completed form with attachments to DEP at: DEP.PBRNotification@maine.gov. DEP will send a copy to the Town Office as evidence of DEP's receipt of notification. No further authorization will be issued by DEP after receipt of notice. A PBR is valid for two years, except Section 4, "Replacement of Structures," are valid for three years. **Work carried out in violation of the Natural Resources Protection Act or any provision in Chapter 305 is subject to enforcement.**



NOTES:

- 1) MATTERS REGARDING TITLE AND LEGAL ASPECTS SHOULD BE REFERRED TO AN ATTORNEY
 - 2) SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED BY A TITLE SEARCH
 - 3) STATEMENTS MADE HEREON ARE NOT STATEMENTS OF WARRANTY BUT ARE STATEMENTS OF OPINION MADE TO "THE BEST" OF THIS SURVEYOR'S KNOWLEDGE, INFORMATION AND BELIEF
 - 4) UNDERGROUND UTILITIES HAVE NOT BEEN INVESTIGATED AS PART OF THIS SURVEY. CONTRACTORS SHALL VERIFY PRIOR TO COMMENCING ANY SUBSURFACE ACTIVITIES
 - 5) THE VERTICAL DATUM SHOWN IS BASED ON "THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88)" AS DERIVED FROM MAINE DEPARTMENT OF TRANSPORTATION CONTROL POINT BRIS 444 42 MK1 A BRASS PLAQUE STAMPED AS MKS BRIS-44 6/8/88 SET IN A GRANITE ROCK AND LOCATED ON RT 27 OPPOSITE THE ENTRANCE TO "THE JOHNSON'S BELGRADE LAKE COTTAGES" ELEVATION = 76.92 METERS NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 1929) THE ELEVATION OF "THE MDOT CONTROL POINT CONVERTED TO NAVD 88" IS 251.78 FEET
- PROJECT ELEVATION REFERENCE MARK IS THE TOP OF THE EXISTING STEEL WELL CASING LOCATED ON THE PROJECT SITE ELEVATION 257.4' NAVD 1988

PLAN REFERENCES:

- 1) PLAN OF LOTS ABENA SHORES GREAT POND MARLIN K. & CONSOLID & STUCKEY BELGRADE LAKES PLANT DATED JULY 1963 RECORDED IN KENNEBEC COUNTY REGISTRY OF DEEDS IN PLAN BOOK 26 PAGE 107
- 2) STANDARD BOUNDARY SURVEY PLAN OF LAND OWNED BY SUSAN B. FAME ET AL ABENA SHORES BELGRADE KENNEBEC CO ME DATED SEPTEMBER 1998 RECORDED IN KENNEBEC COUNTY REGISTRY OF DEEDS IN PLAN BOOK 198 PAGE 108



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 6.30.22 Fee Paid _____ Receipt# _____

1. Applicant: John Lynch, Lynch Landscaping, INC Name <u>POB 2219, 39 Mary St</u> Mailing Addr <u>Skowhegan, ME 04976</u> State/Zip _____ Phone# <u>207-474-2420</u>	2. Owner (if other than applicant): Name <u>Jeffrey Klein</u> Mailing Addr <u>16 Ann Logan Circle</u> State/Zip <u>Raymond, NH 03077</u> Phone# _____
--	--

3. Specific location of property 45 Denwood Pt La Belgrade Map# 13 Lot# 54A
 Name of Lake/Pond/Stream (if applicable) Salmon Lake

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

5. Proposed construction or change in use: Replace existing patio with permeable paver patio 280 SF, add permeable paver walk, 53 SF, with granite steps along side of home
240 is the correct SF of patio - 280 sf is amt of

6. Existing sewage disposal system type and capacity: _____ material ordered for installation accounting for waste
 Present number of bedrooms _____; Bedrooms to be added under this application _____
 When did you purchase the property within Shoreland Zone? _____ (month/year) If after 11/6/18, attach copy of septic system inspection report documenting it is not malfunctioning.

7. Total lot area .16 ac; Lot area within the Shoreland Zone YES

8. Square footage of unvegetated surface within shoreland zone including all structures, driveways, parking, walkways and patios. +/- 1118SF + 2775 sf Gravel Driveway

9. What is the total area of cleared openings of woody vegetation (Sqft) 8166SF +/-

10. Total number of structures on the lots 4. A site plan to-scale MUST accompany this application and be prepared in accordance with the requirements on the attached Instruction Sheet (Item #10 on the Instruction Sheet). All required attachments must accompany this application.

Present Structure Square Footage _____
 Proposed Structure Square Footage _____
 *Required only for structures within Shoreland Zone
 I/We have obtained and understand the requirements of all Town of Belgrade Ordinance which apply to the proposed construction or change of use. The undersigned applies for a permit to build, alter or improve existing structure(s) or grounds as stated above on this application and portrayed on the attachments. The information provided is true and correct.
 Signature: John Lynch **re-filed: 6/13/22** Signature: _____
 re-filed: 6.30.22

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: _____ _____ _____ _____
--	--

salmon Lake

Water Frontage- 75'

30'

48'Lx2'H
Retaining wall to replace boulder wall

Fire Pit existing
Permeable 10'x24'
Paver Patio (+/-10% extra
for waste)

Granite Steps &
Permeable Paver Walk
Walk- 53 SF of Pavers
(+/- 10% extra for waste)

Erosion Control Berm and/or
Silt Fence

Material will be covered in the event
of a rain event, if left on premises, and
kept on existing driveway

7x
24
168
sqft.

18x24
House
432 sqft.

7.5x14
105 sqft.

Garden
w/path

18'

9'

~~Existing Driveway~~

Driveway

16'

9'

17'

75'

37'

Graphic Scale

5 10 20

(IN FEET)
1 inch = 10 ft.

Checked by	Created by	Designed by
Sheet Title		



39 May St. P.O. Box 2219 Skowhegan ME.
(207) 474-2420
Info@lynchlandscaping.com

45 Denwood Point Lane
Belgrade, Maine 04917

Kein, Patio



Download



Sign in

Sign up



IMG_7430 copy.jpeg

1 of 9

24%



IMG_7438 copy.jpeg



Download



Sign in

Sign up



IMG_7439 copy.jpeg

3 of 9

24%



Klein Camp 1.jpg

4 of 9

95%



Klein Camp 2.jpg

5 of 9

95%



Download



Sign in

Sign up



ms.rots.56869:1

Klein Camp 3.jpg

6 of 9

95%



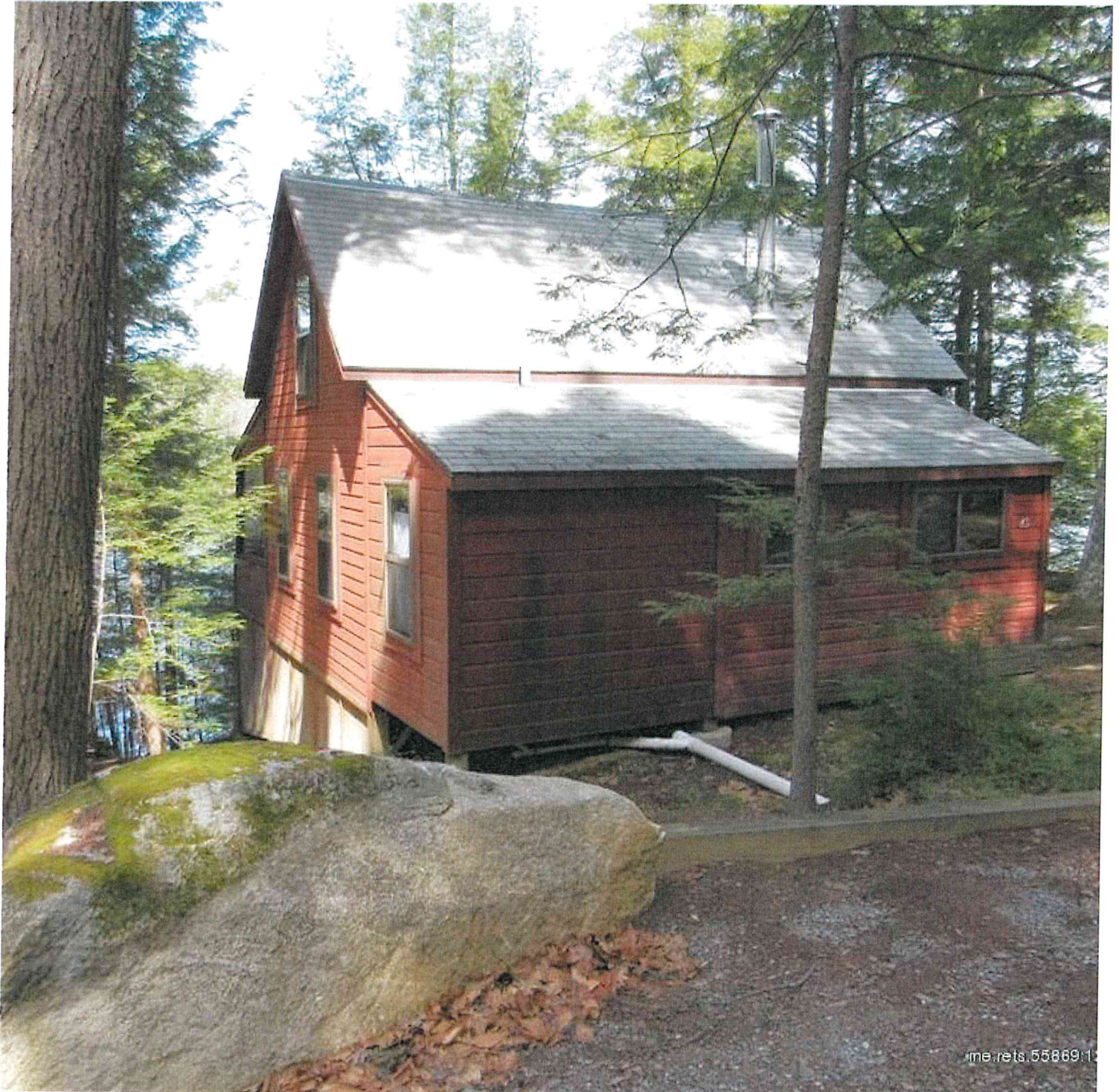


Download



Sign in

Sign up

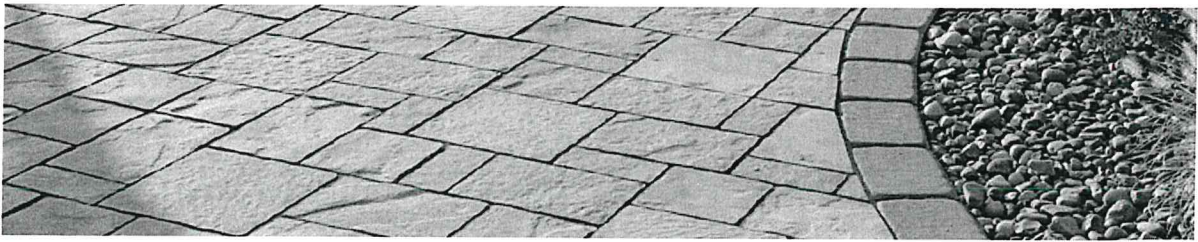


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Klein Camp 6.jpg

9 of 9

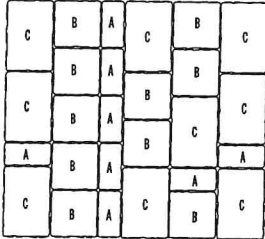
95%



MISTA RANDOM

DESCRIPTION: Paver **TEXTURE:** Multi-textured

PALLET OVERVIEW



Permeable pavers allow for storm water drainage and manage excess runoff. The use of permeable pavers also facilitates LEED® certification easier to obtain.










NOTES

See page 62 to 64 for more technical information. When used in a permeable pavement application, see page 33 and 101 for more technical information.

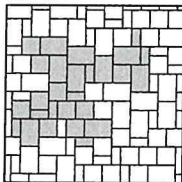
See page 30 for more information about applications.

JOINT WIDTH: 3/16" TO 9/16" (4 TO 14 mm)
% OF SURFACE OPENING: 6.3 %
INFILTRATION RATE: 610 in./hr
 (15 505 mm/hr)

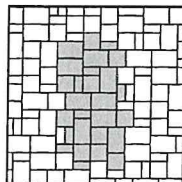
Specifications per pallet	Imperial	Metric
Cubing	116.20 ft ²	10.80 m ²
Approx. Weight	3 356 lbs	1 522 kg
Number of rows	10	
Coverage per row	11.62 ft ²	1.08 m ²
Linear coverage per row	17.71 lin. ft	5.40 lin. m

	Unit dimensions	in	mm	Units/pallet
	Height	2 1/16	65	80 units
	Width	7 7/8	200	
	Length	3 15/16	100	
	Height	2 1/16	65	100 units
	Width	7 7/8	200	
	Length	7 7/8	200	
	Height	2 1/16	65	90 units
	Width	7 7/8	200	
	Length	11 13/16	300	

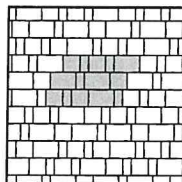
04 | Modular pattern



05 | Modular pattern

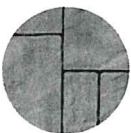


06 | Linear pattern

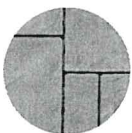


Patterns are for design inspiration only. The installer is responsible to calculate & purchase the correct amount of material.

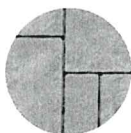
Chestnut Brown



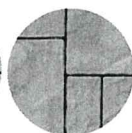
Sandlewood



Champlain Grey



Shale Grey



salmon Lake

Water Frontage- 75'

Retaining wall to replace boulder wall **48'Lx2'H**

Fire Pit existing

240sf

Permeable **10'x10'**
Paver Patio **(+/-10%
for waste)**

Granite Steps &
Permeable Paver Walk

Walk- **53 SF of Pavers
(+/- 10% extra for waste)**

22'-11"

18x24

House

7.5x14

Garage

Klein Permit Design2 copy.pdf

3 of 4

175%

1 of 1

~~EXISTING Driveway~~

Town of Belgrade Planning Board

June 2, 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 *MINUTES*

Call to order

1. OLD BUSINESS

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

The Board discussed changes to the CDRO in terms of solar facilities.

2. NEW BUSINESS

- A. **COMMERCIAL APPLICATION** - Applicant(s): Sheridan Construction Corp. Location: 28 Old Route 27 Road. Map 4 Lot 37. Purpose: Construct 14,540 sq/ft. pre-engineered metal building to create a new pre-cast production facility. This is a non-shoreland conforming lot.

George mentioned to Richard that this permit was already approved. Richard looked around quickly and could not find it, but that doesn't mean it is not back there. The Planning Board discussed it more and are fairly certain that this was already improved. They think it was back in Sept. of 2021. Richard will go look for that application and notify the board when it is found.

- B. **CEO UPDATE.** Permit update. If time permits, discuss the conflicting language between the Multi-Family Dwelling Ordinance and the Minimum Lot Size Ordinance (see two sheets attached).

Richard and the Board discussed the conflicting language and decided to have the town attorney weigh in.

3. OLD BUSINESS

- A. Consideration of **May 5, 2022 Planning Board minutes, May 12, 2022 solar minutes, May 19, 2022 solar minutes**

George made a motion to approve the May 5th minutes as written. Sara seconded the motion and it was approved unanimously.

Sara motioned to approve the May 12th minutes as amended. George seconded the motion and it was approved unanimously.

The Board tabled the May 19th minutes due to not having enough member from that meeting.

4. ADJOURN

Town of Belgrade Planning Board

June 16, 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>

MINUTES

Present Board Members: Peter Rushton(Chair), George Seel, Sara Languet, Craig Alexander.

Present Other: Richard Greenwald(CEO), Emily Greene, A guy.

1. OLD BUSINESS

A. Discussion and consideration of **Commercial Development Review Ordinance amendments** addressing commercial solar facilities.

The Board discussed changes to the CDRO in respect to solar facility. They also discussed a public informational meeting for June 30th.

2. NEW BUSINESS

A. **COMMERCIAL APPLICATION** - Applicant(s): Kaplan Thompson Architects. Location: 58 Alford Lane. Map 12 Lot 10-8. Purpose: Demolition of existing cottage down to the foundation. Replace with a new cottage on the existing foundation. This is a non-conforming lot and structure.

The Planning Board reviewed the application. They then went through the findings of fact and approved the application with five conditions.

1. Prior to start of construction submit a letter to the CEO documenting that 2sqft will be removed from the lakes side deck.

2. Submission to Belgrade CEO a certified DEP contract number.

3. Demonstrate the adequacy of waste water disposal system by submission to and approval of form HHE200 to the CEO prior to the start of construction.

4. Standard conditions of approval.

5. Submission to the Belgrade CEO prior to the start of construction a letter authorizing Kaplan Thompson Architects to represent the owner Belgrade Lakes Reality Trust.

5-0-0

B. **CEO UPDATE.** Permit update. Four Shore land applications and one incomplete.

Town of Belgrade Planning Board

July 7, 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>

MINUTES

Present Board Members: Peter Rushton(Chair), George Seel, Craig Alexander, Sara Languet, Peter Sargent, Richard Baker(Alt)

Present other: Richard Greenwald(CEO), Anthony Wilson, Adam Gardner

OLD BUSINESS

- A. Commercial Ordinance amendment to language relating to rights of way and term definitions.

1. NEW BUSINESS

- B. **SHORELAND APPLICATIONS** - Applicant(s): Paul Meyers. Location: 63 Paul's Acres Lane. Map 15 Lot 002A. Purpose: Construct steps for safety and erosion control purposes. This is a Shore land conforming lot.

The applicant never showed up for the meeting.

- C. Applicant(s): Adam Gardner/ G & L Contracting. Location: 62 Davenport Rd. Map 25 Lot 75. Purpose: Remove and replace existing rotting deck. Same footprint. This is a Shore land conforming lot.

The Board reviewed the application and determined that this application does not have to come before the Planning Board. Craig made a motion to refer this application to the CEO due to the fact that it is water dependent and the permit by rule labels it as a permanent dock on a conformant lot with a conforming structure. George seconded the motion and it was passed unanimously. 5-0-0

- D. **CEO UPDATE.** Permit update.

Richard updated the board with what permits are coming in and the situation on Cathedral Pines Road.

2. OLD BUSINESS

- A. Consideration of **May 5, 2022 Planning Board minutes, May 19, 2022 Planning Board minutes**

Minutes were not available to review.

3. ADJOURN