

# **Town of Belgrade Planning Board**

**July 21, 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. NEW BUSINESS**

- A. Commercial Application** - Applicant: AE Hodson Engineers. Location: 423 Smithfield Road. Map 15 Lot 008. Purpose: Convert the Watson Family Farm into a 3-unit apartment building. This is a non-shoreland conforming lot.
- B. CEO UPDATE:** Permit update. If time permits, a discussion for the need of an Airbnb ordinance.

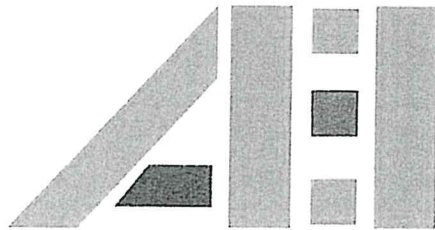
#### **2. OLD BUSINESS**

- A.** Consideration of the May 19, 2022, June 2, 2022, June 16, 2022 and July 7, 2022 Planning Board meeting minutes.

#### **3. Adjourn**

Received 6-16-22

**Commercial Site Plan Review Application  
For  
Watson Family Farm Apartments  
Belgrade, Maine  
Project No. 274-21**



**Prepared by:**

**A.E. Hodsdon Engineers  
10 Common Street  
Waterville, Maine 04901  
207-873-5164**

June 14, 2022  
274-21

Board Members  
Town of Belgrade  
6 Manchester Road  
Belgrade, ME 04917

RE: *Watson Family Farm Apartments*

Dear Board Members:

As technical representative and on behalf of Watson Family Farm, LLC., we present to you the preliminary submission for the barn conversion to a 3 unit apartment building at 423 Smithfield Road in Belgrade Lakes, Maine. Included with the application are Index of Exhibits.

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

Sincerely,

Jeffrey Allen, P.E.

Enclosures

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**PROJECT DESCRIPTION NARRATIVE  
WATSON FAMILY FARM APARTMENTS**

Watson Family Farm LLC has had a farm at 423 Smithfield Road since October 1997 when it was purchased from Grace Wendell. Miss Wendell bought it from Lula Watson in 1972. This deed is included in Exhibit B. Photos of the existing home and barn can be seen in Exhibit W at the rear of this application.

Over time, agricultural activity on the farm has decreased and family members moved away. The barn is currently only used for storage. The north side of the barn is, and will continue to be, a single-bay garage for the home. With this project, the LLC proposes to convert the remainder of the barn to three, two-bedroom apartments. This application is being made for this change of use and for minor grading proposed to create a parking area for the tenants. No changes are proposed for the home.

The exterior of the barn will remain much the same as now. No changes to the footprint or roof height are proposed. Doors and windows will be added and dormers will be added to the roof to provide more room and light to the tenants. Most of these changes will be shielded from public view by the existing large trees on the lawn of the property. The barn is taller than allowed by current residential standards. However, the applicant has obtained a letter from the Town's Fire Chief providing his acceptance of this variance from the standards.

Access to the apartments will be from Wendell Lane (Fire Road 14) which is private. A proposed gravel, 6-space parking area at the rear (east side) of the barn will access Wendell Lane directly. This lot will provide two parking spaces for each apartment. A gravel walkway will wrap from the parking area around the south side of the barn to the three units. This is shown on the Site Plan in Exhibit K.

Water for the apartments will be from the existing well. Wastewater will be disposed of in a septic system properly designed for the number of bedrooms. The HHE-200 forms are included in Exhibit O. Electrical and communication utilities will be via overhead wires.

Exhibit No.

**A**

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**Commercial Development Review Ordinance Permit  
Application for Watson Family Farm, LLC., Belgrade, Maine**

**A. Site Review Application, Application Fee and Checklist for Commercial  
Development Review**

# Town of Belgrade



Town of Belgrade  
990 Augusta Road  
2742  
Belgrade, ME 04917

Phone: (207) 495-2258  
Fax: (207) 495-

## PLANNING BOARD PERMIT APPLICATION BELGRADE COMMERCIAL DEVELOPMENT REVIEW ORDINANCE

### General Instructions

This permit application is **ONLY** for permits issued by the Belgrade Planning Board. Small projects or expansions may only require a permit from the Belgrade Code Enforcement Officer. These include:

1. Expansion of an existing non-residential building of less than 2,500 sq. ft. or an expansion of 35% of the original footprint, whichever is smaller;
2. A change of use of an existing non-residential use to a different non-residential use except where the new use will be industrial, retail or a restaurant, or another use that will increase traffic volume or store flammable, combustible or hazardous substances; and
3. The expansion of existing paved or other impervious surfaces to a maximum total footprint of 7,500 sq. ft. Impervious surfaces include the total area covered by buildings, parking, roads, driveways, walkways if constructed of asphalt, concrete or compacted gravel.

If your proposed project meets one of the above criteria, ask for a Code Enforcement Officer permit application form at the Town office or download from the Town website, submitting the completed application and necessary attachments to the Code Enforcement Officer.

All other proposed developments or changes of use require Planning Board approval and require this application to be completed and the required attachments and other supporting materials provided. These include renewal of a 5 year operating permit for existing gravel mining operations.

This application package includes the following:

- General instructions
- List of publicly available sources of required information and maps
- Application form
- List of attachments required of all applications and available sources of information and maps (*Note: additional attachments and submissions may be required depending on the specifics of your proposed development and site*)
- A checklist used by the CEO and Planning Board to determine if your application is complete

[Type text]

The key to navigating the Town permitting process successfully and in the shortest possible time is good planning of your project, choosing a suitable site and submitting a complete application.

The Planning Board recommends that you review the application form and the required supporting materials for your specific proposal and site, and schedule a pre-application meeting with the Code Enforcement to go over your proposal, identify possible pitfalls, and get answers to your questions. The Code Enforcement Officer, Gary Fuller, is available Thursday evenings at the Town office from 5PM to 7PM. The Planning Board may also be consulted by requesting a time slot on the Board's meeting agenda one week in advance of a scheduled meeting. The Planning Board meets on the first and third Thursday of the month from 7-9pm. Meetings are also listed on the calendar of events on Town's website.

Complete the attached application according to the directions provided as you proceed. Some questions you may not need to complete depending on what uses or development you are proposing. The character of your site, the size of your development and the degree it may impact neighbors, the Town or sensitive natural resources will also determine the amount of information required by the ordinance. The burden of proof to demonstrate that your development or change of use meets the performance standards of the ordinance rests with the applicant. Property owners within 500' of your property will be notified by mail of your proposal and permit application by the Code Enforcement Officer. Additional public notices may also be required depending on whether you plan to store, handle or use oil or hazardous substances, or are located on the boundary of another municipality.

Once an application has been determined to be complete, the Planning Board has 60 business days to make a decision to approve, approve with conditions or deny an application. The Board will issue its decision in the form of Findings of Fact and Law, which will include any conditions placed on your permit. All permits are issued with two standard conditions. The first states that your approval is only for that for which you specifically applied. Future changes or expansions require you to submit a permit amendment. The second, states that you are responsible for complying with all the standards of the ordinance unless you requested and received a waiver from the Board for specific standards.

**Submit the following as part of your permit application to:** Code Enforcement Officer, Town of Belgrade, 990 Augusta Rd., Belgrade, Maine 04917

1. One (1) 24"x36" to-scale site plan with detail drawings
2. Eight (8) copies of the completed application form, required attachments, and to-scale plan drawings reduced to fit on 11" x 17" pages.



[Type text]

3. A non-refundable processing fee is required to be paid at the time of application submission. The application fees established by the Board of Selectmen are as follows:
  - Applications involving only land and no structures (e.g. mining) - \$50.00
  - All other applications - \$100.00

[Type text]

## TOWN OF BELGRADE COMMERCIAL DEVELOPMENT REVIEW ORDINANCE PERMIT APPLICATION

Return fully completed application with required attachments to:  
Code Enforcement Officer, Town of Belgrade, 990 Augusta Rd., Belgrade, Maine 04917

**To be completed by Town Code Enforcement Officer upon application receipt:**

Project Name: \_\_\_\_\_ Date \_\_\_\_\_

Received: \_\_\_\_\_ Application Number : \_\_\_\_\_

Check One: CEO permit \_\_\_\_\_ Planning Board permit \_\_\_\_\_

Application Fee \$ \_\_\_\_\_ Date paid: \_\_\_\_\_

Technical Review Fee \$ \_\_\_\_\_ (if applicable) Date Paid \_\_\_\_\_

### Applicant Information

1. Proposed name of development or new use: Watson Family Farm Apartments

2. Property owner:

Name: Watson Family Farm, LLC.

Address: 84 Spaulding Point Road, Belgrade, ME 04917

Telephone No.: \_\_\_\_\_

Email: \_\_\_\_\_

3. Applicant:

Same as property owner (go to question 5)

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Telephone No.: \_\_\_\_\_

Email: \_\_\_\_\_

4. Applicant representing self? \_\_\_\_\_ Yes (go to 6) X No (complete 5)

[Type text]

5. Applicant's authorized agent (must provide authorization letter from applicant):

Name: A.E. Hodsdon Engineers

Address: 10 Common Street, Waterville, ME 04901

Telephone No.: 873-5164

Email: jeff@aehodsdon.com

6. Person to receive all communications regarding this application:

Jeffrey Allen, P.E.

7. What legal interest does the applicant have in the property for which a permit is requested (ownership, option, purchase and sales contract, lease, etc.)?

Ownership

**Note:** Must provide documentation of title, right and interest with this application

Does the deed contain any deed restrictions or covenants?  Yes  No  
If "yes", please list:

Part of the parcel is leased to the neighbor, KFAR Camping, Co. Inc.

\_\_\_\_\_

\_\_\_\_\_

**Land and Location Information:**

8. Location of the property being developed or for which permit is requested:  
Belgrade Tax Map 15 Lot(s) 008

9. Street(s) on which the development or proposed use is located:

423 Smithfield Road

10. Total acreage of the parcel(s): 36.50 acres

[Type text]

11. Existing conditions on parcel:

Structures (no./dimensions/uses): farmhouse (40' x 34'), shed (18' x 18'), barn/garage (52' x 40'), well house (4' x 4'), deck (9' x 18'), porch (10' x 6'), shed (12' x 18' to be removed)

Other existing uses of land: leased to children's camp next door

12. Is any portion of the property within a shoreland zone, as depicted on Town of Belgrade Shoreland Zoning Map?  Yes  No

13. Is any portion of the property within a special flood hazard area, as depicted on Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps?  Yes  No

14. Is the property part of an approved subdivision?  Yes  No

**Note:** If applicable, provide copies Shoreland Zoning, Subdivision and Flood Plain Ordinance approvals as attachments to application

15. Is the property to be developed located within 500 feet of a municipal boundary?  Yes  No  
If yes, which municipality? \_\_\_\_\_

**Note:** If within 500' of a town boundary, the other municipality will be notified of this application.

**Proposed Development/ Land Use Application Overview:**

16. Provide a brief description of the development or proposal (size and number of structures, proposed uses, etc. )  
Conversion of existing barn to a 3 unit apartment building, no new buildings are to be built but one shed will be removed. Six gravel parking spaces and a walkway to the barn/apartments will be built off Wendell Lane.

[Type text]

17. Are any waivers of the application submission requirements or ordinance performance standards being requested with this submission?  Yes  No.

If yes, please list each here and attach as part of this application a detailed written request and justification for each submission or standard to which a waiver is required:

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18. Application Fee required to be submitted: Amount attached \$ \_\_\_\_\_

If required by the Planning Board, the Technical Review Fee<sup>1</sup> required: Amount attached \$ \_\_\_\_\_

19. Does this development or change of use propose or require extension or expansion of any of the following public infrastructure?  Yes  No

If yes, check all that apply.

Roads  Storm Drains  Sidewalks  
 Other (please specify) \_\_\_\_\_

20. Provide an estimate of cost of the proposed development: \$ \_\_\_\_\_

21. Provide anticipated start and completion construction dates:

Start date Fall 2022 Completion date Summer 2023

22. Will any portion of the land parcel or a structure be dedicated to a public use?  Yes  No If yes, describe:

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<sup>1</sup> The Technical Review fee is a fee paid into an escrow account to cover the cost of the Planning Board hiring a technical consultant to assist it with its review of application submissions. This fee is only required when needed and at the discretion of the Planning Board.

[Type text]

23. Identify method of water supply:

On-site ground water well  
 Other, (please specify) \_\_\_\_\_

Is water supply to be used for fire suppression?  
 Yes  No

What other water uses will the project include? Please specify.  
None

What is the projected total water demand of the development or use?

Less than 2,000 gallons per day  
 2,000 gallons per day or more

Will the water supply meet the State definition of a public drinking water supply system?  Yes  No. If yes, will it be a transient, community or non-transient non-community water system (specify): \_\_\_\_\_

**Note:** If a community or non-transient non-community drinking water system, attach to application a copy of your Maine Drinking Water Program approved source water protection plan.

Is water supply adequate for proposed uses and projected demand?  
 Yes  No.

**Note:** Provide evidence to support (e.g. letter from local well driller or geologist on anticipated well yields)

24. Identify method of sewage disposal for the proposed development or use.

Individual subsurface disposal system (e.g. septic system)  
 Central on-site disposal  
 Other, please state \_\_\_\_\_

25. What Federal or State government permits or approvals are required by this proposed development or use?

Maine Department of Transportation  Yes  No.  
If yes, permit type(s): \_\_\_\_\_

Did MDOT require a Traffic Movement Permit?  Yes  No

[Type text]

**Note:** If vehicle access is to a State highway or the Castle Island Road, attach a copy of the MDOT Entrance or Access Permit. If MDOT requires a Traffic Movement Permit, the associated traffic engineering study or plan is to be provided as part of this application.

Maine State Fire Marshal  Yes  No. If yes, permit type: \_\_\_\_\_

Maine Dept. of Environmental Protection  Yes  No  
If yes, permit type(s): \_\_\_\_\_

Maine DHHS Drinking Water Program approval of a public drinking water system?  
 Yes  No

US Army Corps of Engineers  Yes  No. If yes, permit type: \_\_\_\_\_

Other:  Yes  No  
If yes, specify permit type : \_\_\_\_\_

26. Are you applying exclusively for approval to mine an existing sand and gravel pit for the next 5 years?  Yes  No

If "yes", skip to question 63

If "not", proceed to question 27.

**Information Needed to Assess Compliance with General Development Standards:**

27. How will development or proposed use control emissions of dust, ash, smoke, particulate matter or other air pollutants? \_\_\_\_\_

During installation of gravel parking areas and walkways, dust will be controlled by applying water if necessary. \_\_\_\_\_

Does proposal meet applicable Federal and State air quality regulatory requirements?  Yes  No

**Note:** Documentation that the development or land use meets Federal and State air quality regulatory requirements will be sufficient to demonstrate proposal meets ordinance's air quality standard.

[Type text]

28. Estimated peak daily vehicle traffic to be generated: 24\*

Estimated peak hourly traffic volume: 4\*\*

How were these figures estimated? Explain or cite methodology used.

\*Two trips out and back from each apartment daily

\*\*Trip Generation Rates from ITE Land Use Code 220 Apartments

29. How many vehicle access points are to be provided from a road? 1

What is the posted speed limit of the road from which vehicles access the proposed development or use? 35 mph on Smithfield Road; none on Wendell Lane.

30. Name(s) of contractor(s) responsible for earth work or any soil disturbance and their respective Maine Dept. of Environmental Protection Basic and Advanced Erosion Control Certification No. :

To be determined. Applicant will coordinate with the Town's CEO.

31. Is a site or structure located on the parcel listed on the National Register of Historic Places?      Yes   X   No

If yes, provide name and describe: \_\_\_\_\_

How will impact on above historical site/structure be prevented or mitigated?

Not applicable

Are any archeological sites identified by the Maine State Historic Preservation Commission present on the parcel?

     Yes   X   No. If yes, provide name and description:



[Type text]

How will impact on above archeological site(s) be prevented or mitigated?

Not applicable

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32. Will equipment, machinery, inventory, parts, salvage, waste collection containers, dumpsters or other materials associated with the proposed use be stored outdoors?  Yes  No

If yes, please describe the types of items to be stored outside and what measures will be taken to prevent children from accessing.

Tenants garbage in a dumpster with periodic pickup schedule

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How will dumpster(s) be screened from view from neighbors and public roads?

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33. Does any portion of the parcel include critical natural areas or significant wildlife habitat, including deer wintering areas, as identified and mapped by the Maine Beginning with Habitat Program?  Yes  No

**Note:** Show areas on site plan or provide copy of Beginning with Habitat maps with parcel boundaries indicated as attachment to application.

If yes, describe how impact to those areas and habitats will be avoided or mitigated consistent with recommendations from IFW and Critical Areas Program:

See Exhibit I.

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**Note:**

The Natural Areas Program in the Maine Dept. of Agriculture, Forestry and Conservation offers technical reviews and advice on critical plant communities to developers. See following for more information:

<http://www.maine.gov/dacf/mnap/assistance/review.htm>

[Type text]

If the parcel includes critical natural areas or significant wildlife habitat, contact the Critical Natural Areas Program and/or Maine IF&W regional biologist for written mitigation recommendations for inclusion in your application at time of its submission. Not including will delay review of your application until such time as the Planning Board is able to contact these State agencies and obtain recommendations.

34. If parcel includes wetlands identified on the National Wetlands Inventory Map, describe how impact to the wetlands will be avoided or mitigated?

Not applicable

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**Note:** Show wetland areas on site plan or provide copy of wetland map with parcel boundaries indicated as attachment to application.

35. Is development or change of use located on a hilltop or the lake shore?  Yes  No

**Note:** If "yes", the Planning Board may require a visual impact assessment to provide evidence that the proposal will not significantly impact the quality of Belgrade's scenic resources in accordance with Article 6, Section 6A.

36. Other than from safety signals and other emergency warning devices, will maximum noise levels produced by the proposed use exceed 60 decibels between 7am and 9:30pm, or 45 decibels between 9:30pm to 7am, at the property lines or the lake shore?  Yes  No

Will these noise standards be exceeded at any time during the course of a single day for more than 15 minutes?  Yes  No

Identify which activities are likely to generate sound in excess of the above standards. Please list and describe:

None

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What noise monitoring, suppression and mitigation/buffering measures are proposed? Please describe:

Not applicable.

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[Type text]

**Note:** The Planning Board may require as a condition of approval noise monitoring to ensure compliance with the ordinance's noise standards

37. Will outdoor development construction activities be conducted between the hours of 9:30pm and 7:00am? \_\_\_\_ Yes  X  No

Are residential uses present on abutting land parcels?  X  Yes \_\_\_\_ No. If yes to both, what noise suppression measures will be implemented? List and describe:  Not applicable

38. Provide the number, design, location and illumination intensity of outdoor lighting fixtures:  Residential style wall mounted lights will provide security and convenience for tenants.

Will light illumination from the development or use beyond any property line exceed 0.5 foot candles? \_\_\_\_ Yes  X  No

**Note:** If yes, attach a lighting plan to reduce errant lighting onto abutting properties to meet this standard.

**Note:** The Town may require monitoring of illumination levels following development to determine compliance with the ordinance's lighting standard.

39. Describe off-street parking to be provided for the development/use, including number of general use parking spaces, handicapped spaces and over size vehicle spaces to be provided:

Applicant proposes six (2 per unit) gravel parking spaces. They will be unstriped and able to accommodate handicapped oversized vehicles.

How often and where will delivery trucks be unloaded and loaded?  
 Oversized trucks are expected to remain on Wendell Lane during deliveries

[Type text]

Will vehicles loading/unloading protrude into a public road?  
 Yes  No

Will delivery vehicles need to back into unloading/loading areas from public road?  
 Yes  No

How many loading bays will be provided as part of off-street parking:  
0

40. Describe measures to be provided for security and fire protection for the proposed development or use.

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Is the footprint of any building greater than 10,000 sq. ft.?  Yes  No

If yes, describe access to be provided to all sides of the building for emergency vehicles: not applicable

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Will development or use exceed the capabilities of the Belgrade Fire Department?  
 Yes  No

**Note:** Provide a written statement from the Belgrade Fire Chief regarding whether development or use will exceed the capabilities of the Town Fire Department with any recommendations for additional fire protection improvements. If special training or equipment is required by Fire Department because of the use or storage of toxic or flammable materials or other reasons, the developer/owner is responsible for this cost to the Town.

Will development or use depend upon the Kennebec County Sheriff's Department for security services?  Yes  No

**Note:** If yes, provide letter from Kennebec County Sheriff that Sheriff is able to provide requested security services.

41. Is the proposed development or use located within a "Village District" as shown in the Belgrade 2014 Comprehensive Plan land use district map (available at Town office):  Yes  No

**Note:** Vegetative screening and sign standards differ in the Village District from elsewhere in Belgrade.

[Type text]

42. Describe vegetative screening to be provided and maintained along all public roads (e.g. depth, length, vegetation composition) (also show on site plan):

Large trees on the lawn in front of the barn will shield the development from the public.

43. Describe vegetative screening to be provided and maintained along property line with abutting residential properties (e.g. depth, length, vegetation composition) (also show on site plan):

The apartments are more than 200 feet north of the abutting neighbor to the south and there is a solid vinyl fence erected by Camp Modin. East of the fence is a wooded buffer.

44. Provide number, size (sq ft ), location, anchoring and height off ground level of each proposed advertising or informational sign (also show location on site plan):

None are proposed.

45. Will any exterior signs be illuminated?  Yes  No

If yes, will sign(s) be externally or internally illuminated:  Exterior lighting  
 Internal lighting

Describe shielding to be provided to illuminated signs: \_\_\_\_\_

Provide hours of operation for illuminated signs: \_\_\_\_\_

Will sign illumination be brighter than 50 foot candles as measured 100 feet from the sign?  Yes  No

**Note:** The Planning Board may require monitoring illumination brightness as condition of approval

[Type text]

46. Is any sign to be an electronically (digitally) changeable sign?  Yes  No

If yes, provide the minimum time duration a message will be displayed before changing to the next message:

\_\_\_\_\_

47. Describe solid waste to be generated, including types of waste: Domestic solid waste will be generated by the tenants and a dumpster will be provided for disposal.

\_\_\_\_\_

Estimated volume per year to be generated (cu. yd/year): Assume 6 tenants (2 per apartment) times 0.63 ton/yr = 4 tons/yr. (Estimate from MDEP 2021 study report.

Method/location of disposal for solid waste: Dumpster outside

\_\_\_\_\_

48. Will oil, petroleum or propane be stored or handled on-site (other than during project construction, a heating oil tank smaller than 330 gallons or a propane tank 200 gallons or smaller) ?  Yes  No

If yes, describe types and volumes of products:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

How will be stored on-site? Check all that apply.  Underground tanks  
 Above ground tanks  Drums  Other (describe):

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Which State or Federal permits, registrations, notifications or approvals are required to store or handle oil, petroleum or propane associated with this proposal?

If an underground oil storage facility is proposed, provide the Maine DEP registration number: \_\_\_\_\_

[Type text]

If a Maine State Fire Marshal permit is required for construction of above ground oil storage tank(s), provide permit number: not applicable

Is a U.S. Environmental Protection Agency Spill Prevention Control and Countermeasure (SPCC) Plan required?  Yes  No

**Note:** If yes, attach copy of current SPCC plan to application.

List all other applicable license, permit or registration numbers for oil, petroleum or propane storage, including but not limited to Maine Fuel Board:

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49. Will hazardous substances be stored on-site or used?  Yes  No

If yes, specify types and quantities:

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50. Will hazardous, special or universal wastes (including waste oil and waste antifreeze) be generated by the project or use?  
 Yes  No. If yes, provide the following information.

Describe type, characteristics and estimated quantity of waste: \_\_\_\_\_

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How will these wastes be properly stored and handled on-site?

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How/where will these wastes be disposed?

Describe: \_\_\_\_\_

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[Type text]

Which State or Federal permits, registrations, notifications or approvals are required to generate, store, handle or dispose of these wastes? List all applicable and provide license, permit or registrations numbers: \_\_\_\_\_

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51. If you answered "yes" to any of questions 48-50, provide the following information:

Will any portion of your development or use be located on a significant sand and gravel aquifer as mapped by the Maine Geological Survey? \_\_\_\_\_ Yes  No

**Note:** Show the location of the proposed development or use on a Maine Geological Survey Significant Sand and Gravel Aquifer map. Attach to this application.

Will any portion of your project or use be within 300 feet of a private drinking water well, 1,000 feet of a public drinking water supply well, or within the source water protection area of a public drinking well as mapped by the Maine Drinking Water Program? \_\_\_\_\_ Yes  No

**Note:** If the development or proposed use will involve the production, use, handling or storage of hazardous substances, oil or petroleum (not propane), and is located on a Significant Sand and Gravel Aquifer or within the source water protection area of a public drinking water system, within 1000' of a public well, or within 300' of a private well, the application must include written documentation from the Maine Dept. of Environmental Protection that the development or use will comply with agency regulations, Chapters 692 and 700, in the form of a variance from those rules or a letter indicating the prohibitions on location over aquifers or near public and private drinking water supplies does not apply

52. Will the proposed activity discharge pollutants to any surface waterbodies or ground water, including by way of subsurface waste water disposal system? \_\_\_\_\_ Yes  No

If yes, describe discharge and its physical, chemical and biological characteristics:

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**Note:** If a subsurface waste water discharge system (e.g. septic system) is proposed, show location on the site plan and provide a copy of the Maine Department of Health and Human Services HHE-200 form prepared and signed by a Maine licensed Soil Site Evaluator, including a map of the location of all soil test pits, and any permit from the Maine Department of Environmental Protection or the Dept. of Health and Human Services Plumbing Program.



[Type text]

53. Will any ground water discharge result in any ground water quality measure exceed one-half of a Federal primary drinking water standard or State maximum exposure drinking water guideline?  Yes  No

Will ground water exceed any Federal secondary drinking water standard?  
 Yes  No

54. Will ground water withdrawal, including for a drinking water supply or alterations to site surface water recharge characteristics lower the ground water table beyond the property line?  Yes  No

**Note:** If ground water withdrawal is projected to exceed 2,000 gallons per day, a written assessment is required of the impact on ground water quality and quantity to be prepared by a Maine certified geologist or registered professional engineer with experience in ground water. This assessment must meet the requirements of Article 6, Section 15.A.2. Provide copy of ground water assessment as part of this application.

55. Provide the total area (sq. feet) of impervious area of the development or use, including but not limited to the footprint area of all structures, as well as paved and gravel parking, roads, walkways, etc. 9,570 sq. ft. including 3,320 s.f. new (does not include Wendell Lane)

56. Provide the total square feet of disturbed area of the development or change of use: 3,320 sq. ft.. Disturbed area includes the total area cleared of native vegetation, covered with fill, stripped of soil, graded, excavated, or covered by structures, walkways, parking or outdoor storage.

57. How many linear feet of new road or driveway is proposed? None ft.

58. In which lake watershed(s) is the proposed development located? Please specify: Ellis Pond

59. What is the allowed phosphorous export in pounds per acre as established by Article 6(B) of the ordinance's (see table of permitted phosphorous export)? 0.08 pounds/acre

**Note:** If a development is located in the watershed of more than one lake, the lower phosphorous standard shall apply.

[Type text]

60. Has this development received a Stormwater Management Permit from the Maine Dept. of Environmental Protection under the Maine Stormwater Management Law? \_\_\_\_\_ Yes X No

If yes, provide a copy of this permit as part of this application. Receipt of this permit shall demonstrate that the development meets the phosphorous control standard of the ordinance.

**Note:** If your response to question 60 is "No", AND the development as proposed will exceed 15,000 sq. ft. of disturbed area, OR exceed 7,500 sq. ft. of impervious surfaces, OR will include more than 250 feet of new road or driveway; phosphorous export from the development must be controlled in accordance with the requirements of Article 6(B), including a stormwater and phosphorous control plan must be submitted as part of this application, with its control features shown on the site plan.

If the total disturbed area will exceed 30,000 sq. ft. OR the linear length of proposed roads or driveways exceed 350 ft., the stormwater and phosphorous control plan must be prepared and the control features designed by a Maine registered professional engineer in accordance with the Maine Dept. of Environmental Protection's manual *Phosphorous Control in Lake Watersheds: A Technical Guide for Evaluating New Development*, Sept. 1992 or as revised. The plan and stormwater/phosphorous control features on the site plan must be signed and stamped by the Maine professional engineer responsible for their design and development.

If the development includes 30,000 or less square feet of disturbed area AND 350 linear feet or less of new road or driveway, stormwater and phosphorous export may be controlled utilizing the ordinance's *Simplified Phosphorous Control Method*, relying upon vegetated buffers to infiltrate runoff and of dimensions prescribed in Article 6(B) of the ordinance.

61. Describe here or in your storm water and phosphorous control plan provisions for monitoring and inspection, maintenance and use restrictions for stormwater/phosphorous control measures, including buffer strips and infiltration systems: \_\_\_\_\_

The applicant proposes a 100 foot non-wooded buffer in accordance with Article 6.15.B.5.a on Page 37. All disturbance will be more than 1,000 ft. from the pond.

[Type text]

62. Is the development or change of use to include (check applicable):

  No   New mineral extraction or a processing facility. Provide supplemental information requested by questions 64.

  No   Overnight accommodations (other than a bed and breakfast) Provide supplemental information requested by question 65.

  No   Bed and breakfast. Provide the supplemental information requested by question 66.

  No   Telecommunication tower. Provide supplemental information requested by question 67.

  No   Wind energy facility. Provide supplemental information requested by question 68.

63. For existing gravel, sand or other mining operations (only), seeking operating approval for an additional 5 years, provide the following information: Not Applicable

Will there be an increase in the number or footprint of on-site buildings?  
       Yes   X   No If "yes" describe and show on site plan:

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Will there be an increase in the footprint area of impervious surfaces?  
       Yes   X   No If "yes", describe and show on site plan:

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Will there be an increase in the volume of toxic, flammable, combustible or hazardous substances to be used or stored?        Yes   X   No. If "yes" provide details of the materials and how they will be stored and used:

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[Type text]

Is any change in existing stormwater or phosphorous control designs or vegetated infiltration buffers proposed?  Yes  No. Describe in detail and show on site plan:

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Will there be any changes to vegetative screening or buffers to neighbors or public roads?  Yes  No. If "yes", show on site plan and describe in detail:

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Will there be an addition of activities or changes in design which may increase noise levels?  Yes  No. Describe new activities and changes:

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Will rock crushing, a concrete plant, an asphalt batch plant or other mineral processing of be added in the next 5 years?  
 Yes  No

**Note:** If "yes", a full application is required for Planning Board review and approval under Articles 4, 5 and 6 in addition to Article 7 of the ordinance.

Is a change of use proposed that will generate higher traffic to or from the site?  
 Yes  No. If "yes", describe: \_\_\_\_\_

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[Type text]

Is there a proposed change in location or design of any infrastructure used by the general public, including but not limited to roads, sidewalks, street lights, driveway entrances, or parking areas? \_\_\_\_ Yes  No. If "yes", describe and show on site plan:

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**Note:** If the Planning Board determines that proposed changes to an existing mining operation are significant, the Board may notify the public in accordance with the notification requirements of the ordinance and provide the public an opportunity to comment.

64. For new and existing mining operations, the following information is required in addition to a site plan: Not applicable

Describe the proposed operating procedures and hours: \_\_\_\_\_

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Provide detailed plans for reclamation of completed areas of excavation or mining (show on site plan and provide a narrative description): \_\_\_\_\_

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Will a 50' vegetated buffer be maintained between any mining or processing operations and public roads and abutting property lines? \_\_\_\_ Yes \_\_\_\_ No

**Note:** Less than a 50' vegetated buffer from an abutter's property line is permitted only if a written agreement to that effect is reached with that landowner, and a copy is provided as part of the application.

What is the steepest side slope proposed in areas of active mining?  
\_\_\_\_ (e.g. 2:1, 3:1, etc.)

Will unauthorized access to the mining operation be controlled? \_\_\_\_ Yes \_\_\_\_ No. How?

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[Type text]

Describe how dust and mud will be controlled on a minimum of the first 100' of the access driveway:

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Are stationary petroleum storage tanks and an equipment fueling area proposed?

Yes  No

If "yes", will petroleum storage and fueling facilities be designed and operated in accordance with Maine DEP regulations for petroleum storage associated with aggregate mining operations (Chapter 378)?  Yes  No. Please provide documentation of such or describe design and operating procedures, including spill prevention, reporting and clean-up. \_\_\_\_\_

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65. If proposing an overnight accommodation, including a hotel, motel, rental cottages, or inn (but not a bed and breakfast), provide the following supplemental information in addition to that previously required elsewhere in this application:

**Not Applicable**

Will this facility be located within a Village District as shown in the Belgrade 2014 Comprehensive Plan's land use map?  Yes  No

Will any portion of a building be closer than 50 feet to a property line?  
 Yes  No

Will each rental room be equipped with a hardwired smoke and carbon monoxide detector?  Yes  No

**Note:** Hotel, motel or cottage rentals with self-contained kitchen and bathrooms designed as housekeeping accommodations are considered dwelling units and may be subject to review under the Belgrade Subdivision Ordinance.

66. If proposing a bed and breakfast facility for overnight accommodations, provide the following supplemental information in addition to that previously required elsewhere in this application:

**Not Applicable**

How many parking spaces will be provided for guests? \_\_\_\_\_

[Type text]

How many additional parking spaces will be provided for the owner or operator?  
\_\_\_\_\_

Will each rental room have its own bathroom? \_\_\_\_Yes \_\_\_\_No

Will each rental room have a hardwired smoke detector? \_\_\_\_Yes \_\_\_\_No

67. If developing a telecommunications tower, provide the following supplemental information in addition to that required elsewhere in this application:

**Not Applicable**

Will tower be co-located on existing tower or same parcel as existing tower?  
\_\_\_\_Yes \_\_\_\_No. If "no", demonstrate why locating on existing tower or on  
parcel with existing tower is not feasible: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

What will be the height of the tower above the ground surface to its maximum  
elevation, including attachments and extensions? \_\_\_\_\_feet

What horizontal distance will the tower be setback from property lot lines? (provide  
details and show on site  
plan): \_\_\_\_\_

\_\_\_\_\_

Will the tower be a monopole design? \_\_\_\_Yes \_\_\_\_No

Is the lot upon which the tower will be located owned by the tower's operator?  
\_\_\_\_Yes \_\_\_\_No If "no", what is the period of the lease? \_\_\_\_\_years

Describe the materials and colors of which the tower will be constructed:

\_\_\_\_\_  
\_\_\_\_\_

Will the tower be located either on a hilltop or on the shore of a lake? \_\_Yes \_\_No

**Note:** If "yes", the Planning Board may require a visual impact assessment to  
provide evidence that the proposal will not significantly impact the quality of  
Belgrade's scenic resources in accordance with Article 6, Section 6A.

[Type text]

Will the tower be designed and constructed in accordance with the Electronic Industries Association/Telecommunications Industries Association standards?  
\_\_\_\_ Yes \_\_\_\_ No

**Note:** As part of this application provide written certification by a Maine registered professional engineer that the tower will be constructed in accordance with the above national industry standards

68. If developing a non-residential wind energy facility, provide the following supplemental information in addition to that required elsewhere in this application:

**Not Applicable**

Will turbine(s) be designed by (check): \_\_\_\_\_Manufacturer \_\_\_\_\_Maine registered professional engineer

Provide the maximum height off the ground surface for each turbine: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Note:** If the height of a turbine is greater than 100' off the ground surface, a visual impact assessment shall be required as part of this application to determine whether the facility will have an adverse impact on scenic views from a lake or public places within Belgrade.

Provide the setback in horizontal distance for each turbine from property lines, public and private rights-of-way and overhead utility lines: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Will all turbines be provided with an over speed control system? \_\_\_\_ Yes \_\_\_\_ No  
Describe system safety features: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



[Type text]

Describe safety features of facility to prevent unauthorized access to tower and ground mounted electrical and control equipment: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

What is the minimum distance from ground level to the lowest arc of the tip of the blades? \_\_\_\_\_ ft.

Will the tower be a monopole design? \_\_\_\_ Yes \_\_\_\_ No

What impact will the facility have on wildlife movements and migration? Describe:

\_\_\_\_\_

\_\_\_\_\_

**Note:** The Planning Board may request a study of potential impacts of the facility on wildlife movements and migrations.

Describe design features and other efforts to minimize the creation of artificial habitat for raptors or their prey: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Describe how the facility will be located to maximize screening views of the turbines by utilizing by utilizing existing vegetation, structures, and topographic features:

\_\_\_\_\_

\_\_\_\_\_

Describe how the facility will be designed to avoid unreasonable adverse shadow flicker effect on occupied building on abutting properties:

\_\_\_\_\_

\_\_\_\_\_

[Type text]

Identify all State and municipal public roads in Belgrade to be used in the transport of equipment and parts for construction, operation or maintenance of the facility:

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**Note:** The Town of Belgrade will engage a qualified third party Maine registered professional engineer reasonably acceptable to the applicant to document the condition of these roads prior to and after their use to transport equipment associated with this development to document any resulting damage. The applicant is responsible for the cost of any road repairs for which they or their contractors are responsible.

Provide an emergency response plan developed in cooperation with Belgrade Fire and Rescue Department, as well as Kennebec County Sheriff's Department and Maine State police addressing notification to those agencies and coordination with emergency services during the transport of equipment:

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Describe the fire suppression system and fire safety measures to be part of the turbines:

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Describe the current general liability insurance covering the facility for bodily injury and property damage, including the dollar amount of coverage:

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**Note:** As part of this application, the applicant is to provide a certificate of insurance.

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[Type text]

**PLEASE READ AND SIGN:**

I certify that to the best of my knowledge the information submitted in this application and the attached materials are true, correct and accurate. I understand that before this application can be determined to be complete by the Town of Belgrade; all requested information must be submitted.

---

(Name of Applicant - printed)

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(Signature of Applicant)

(Date)

*Submit this form, site plan and required attachments to the Town of  
Belgrade Code Enforcement Officer*

[Type text]

## MINIMUM REQUIRED APPLICATION ATTACHMENTS<sup>2</sup>

Attachment	Sources of Information
Copy of deed, option, sales agreement, lease or other documentation of title right or interest	*****
Copy of tax map of property	Town office
Copy Kennebec County soil map of property	<a href="https://websoilsurvey.nrcs.usda.gov/app/">https://websoilsurvey.nrcs.usda.gov/app/</a>
Copy of USGS topographical map showing property location	<p style="text-align: center;"><a href="https://www.usgs.gov/products/maps/topo-maps">https://www.usgs.gov/products/maps/topo-maps</a></p> <p style="text-align: center;">Also available for purchase from: Maine Geological Survey 93 State House Station Augusta, Maine 04333 Phone: (207) 287-2801</p>
Copy of Belgrade Shoreland Zoning map showing property	Town office
Copy of FEMA Flood Insurance map showing property	Town office
Copy of National Wetland Inventory map showing property	<a href="https://www.fws.gov/wetlands/">https://www.fws.gov/wetlands/</a>
Beginning with Habitat & Natural Areas map showing property	<a href="https://webapps2.cgis-solutions.com/beginningwithhabitat/map2/">https://webapps2.cgis-solutions.com/beginningwithhabitat/map2/</a>
Copies of other required Federal, State or local permits	*****
24x36" to scale site plan w/ detail drawings	*****
8 copies of the completed application form, required attachments, and to-scale plan drawings reduced to fit on 11" x 17" pages.	*****
Evidence of water supply adequacy	Obtain from your well driller or Maine certified geologist
Soil erosion control plan	*****
MDEP certified contractor name & no.	Obtain from your earth moving contractor or <a href="http://www.maine.gov/dep/land/training/ccec.html">http://www.maine.gov/dep/land/training/ccec.html</a>
National Register of Historic Places listing of historic sites on property	<a href="https://www.nps.gov/nr/about.htm">https://www.nps.gov/nr/about.htm</a>
Maine Historic Preservation Commission listing of any archeological sites on property	<a href="http://www.state.me.us/mhpc/project_review/index.html">http://www.state.me.us/mhpc/project_review/index.html</a>

<sup>2</sup> Other attachments may be required by ordinance depending on nature of proposed development and use along with site conditions. The attachments listed here are those required at a minimum of all applications.

[Type text]

Subsurface waste water disposal site evaluation form (HHE-200)	From your soil site evaluator and designer of your septic system
Exterior lighting plan & specifications for fixtures	*****
To-scale profile (face-on) view of proposed signs	*****
Stormwater management plan	*****
Phosphorous export control plan	*****

[Type text]

## BELGRADE COMMERCIAL DEVELOPMENT REVIEW ORDINANCE APPLICATION SUBMISSIONS CHECKLIST

*(To be completed by Planning Board chair during review of all applications with exception of Special Permit for 5 year renewals of existing mining operations. Checklist may serve as useful guidance to applicants to ensure application includes all needed maps and attachments to be found complete)*

\*\*\*\*\*

Applicant Name: Watson Family Farm, LLC.

Development Name: Watson Family Farm Apartments

Fee paid: \_\_\_\_\_ \$50.00 (land only) \_\_\_\_\_ \$100.00 (buildings & land)

\_\_\_\_\_ Notice provided by CEO to land owners within 500'

\_\_\_\_\_ Notice provided by CEO to municipality within 500' \_\_\_\_\_ Not applicable

Complete	Not Applicable	Waiver Request Approved	Application Submission
x			Application form
x			Applicant's agent authorization letter
x			Copy of deed, option, sales agreement, lease or other documentation of title, right or interest
	x		Written waiver request
x			Copy of tax map of property
x			Copy of Kennebec Co. soil map of property
x			Copy of USGS topographic map showing property location
x			Copy of Belgrade Shoreland Zoning map showing property location
x			Copy of Flood Insurance Map showing property
x			Copy of National Wetlands Inventory Map showing property
x			Copy of Maine Geological Survey Significant Sand and Gravel Aquifer map showing property location

[Type text]

Complete	Not Applicable	Waiver Request Approved	Application Submission
	x		Copy of Maine Drinking Water Program map of public drinking water supplies showing property location
	x		Copy of MDOT Highway Entrance or Access Permit
	x		Copy of MDOT Traffic Movement Permit & traffic movement study
	x		Copies of other required State or local permits
x			1 24x36" Site Development Plan drawn to scale showing at minimum the following: scale, north arrow, parcel boundaries, location and dimensions of existing and proposed buildings and structures, drainage structures, signs, fencing, exterior lights, location and extent of disturbed area, layout and dimensions of impervious surfaces, parking, driveways, roads, outdoor storage areas of equipment/inventory/dumpsters/other materials, location of bulk storage of petroleum/hazardous substances <sup>3</sup> /propane, utilities, drainage ways, easements, rights of way, location of flood hazard areas/water courses/ water bodies/wetlands, Shoreland Zoning districts, location of existing vegetation to be retained, location of vegetated buffers/screening along public roads & property lines and around outdoor storage areas, landscaping, location of wells & source water protection area if public drinking water supply, location of soil test pits and subsurface waste water disposal system(s), other significant natural/physical features, name/address of owner/applicant, and name/address/license number/stamp of professional engineer/surveyor who prepared site plan.

<sup>3</sup> Hazardous substances most likely encountered will be degreasers and other solvents used for parts cleaning in vehicle repair, waste oil and gasoline, waste antifreeze, solvents used in auto body shops, solvents used in dry cleaning, wood treatment chemicals, pesticides, and pool chemicals like chlorine.

[Type text]

Complete	Not Applicable	Waiver Requested & Approved	Application Submission
x			Detail to-scale drawings showing location and construction specifications of drainage features, roads, sidewalks, access points, driveways, parking, traffic control features, fire control structures, and public improvements
	x		Documentation meets applicable State/Federal air quality regulatory requirements
	x		Soil erosion control plan (Art. 6, Sec. 3)
	x		MDEP certified contractor name/#
	x		Location of site/structure listed on National Register of Historic Places
	x		Location of Me. Historic Preservation Commission archeological sites
	x		Information needed to meet Air Quality standard (Article 6, Sec. 1)
	x		Information needed to meet Access to Public Streets standard (Article 6, Sec. 2)
	x		Protection measures for Historic and Archeological Resources (Art. 6, Sec.4)
	x		Estimated quantities of flammable, combustible and hazardous substances to be stored, handled, or generated, including waste oil and anti-freeze
	x		Evidence meets MDEP siting regulations for oil storage and hazardous substance facilities
x			Copy of application provided to Fire Chief by Planning Board or CEO
	x		Other information needed to meet Material Storage standard, including bulk storage of combustible and flammable materials, and hazardous substances (Article 6, Sec. 5)
	x		Visual impact assessment
	x		Plan based on IF&W/Critical Areas Program recommendations to mitigate impact on Natural Areas and Wildlife Habitat, including deer wintering areas



[Type text]

Complete	Not Applicable	Waiver Requested & Approved	Application Submission
	x		Other information needed to meet Natural Resource Protection standard (Art. 6, Sec. 6)
	x		Is Board requiring post development noise monitoring and reporting plan? If not required, mark "Not Applicable". If required, mark "complete" upon receipt
	x		Information needed to meet Noise standard (Article 6, Sec. 7)
	x		Exterior lighting plan & specifications for lighting fixtures
	x		Is Board requiring post development light monitoring and reporting plan? If not required, mark "Not Applicable". If required, mark "complete" upon receipt.
	x		Information to meet Parking standard (Article 6, Sec.9)
x			Written statement from Fire Chief on capacity of Fire Dept. to provide adequate protection
	x		Written statement from Sheriff's Dept. approving any proposed security measures
	x		Other information to meet Public Safety and Emergency Services standard (Article 6, Sec. 10)
	x		Information to meet Screening of Structures, Parking Lots, and Other Non-residential Uses standard (Article 6, Sec. 11)
	x		To scale profile(face-on) view of proposed signs
	x		Other information to meet Sign standard (Article 6, Sec. 12)
	x		Stormwater Management Plan
	x		Other information to meet Stormwater Management standard (Article 6, Sec. 13)
x			Subsurface waste disposal site evaluation form (HHE-200)
	x		Other information to meet Wastes standard (Article 6, Sec. 14)
	x		Groundwater quality and quantity impact assessment
	x		Copy of deed restrictions related to drinking water and ground water protection

[Type text]

Complete	Not Applicable	Waiver Requested & Approved	Application Submission
	x		Copy of Maine Drinking Water Program public water supply approval & source water protection plan
	x		Copy of MDEP Stormwater Management Permit
x			Phosphorous export control method
	x		Other information to meet Water Quality standard (Article 6, Sec. 15)
	x		Supplemental site plan requirements for mineral extraction operations
	x		5 year mining/reclamation plan
	x		Mineral extraction/processing operating procedure and hours
	x		Hydrogeological study of ground water movement & quality
	x		Written extraction/processing buffer agreement with abutter
	x		Reclamation Plan for extraction/processing operations
	x		Design/operation details of stationary petroleum storage and equipment fueling
	x		Other information to meet Mineral Extraction and Processing Operations standards (Article 7, Sec. 1)
	x		Information to meet Overnight Accommodations standard (Article 7, Sec. 2)
	x		Visual impact assessment of telecommunication tower if located on lake shore or hilltop
	x		Maine registered professional engineer certification of telecommunication tower design
	x		Other information to meet Telecommunications Tower standards (Article 7, Sec. 3)
	x		Visual impact assessment for wind turbine taller than 100'
	x		Impact study of wind turbine on wildlife
	x		Identification of roads to be used for turbine transport

[Type text]

<b>Complete</b>	<b>Not Applicable</b>	<b>Waiver Requested &amp; Approved</b>	<b>Application Submission</b>
	<b>x</b>		Hiring of engineer by Town at applicant's expense to document road conditions prior to use and damage after use
	<b>x</b>		Emergency response plan during equipment transport
	<b>x</b>		Turbine general liability certificate of insurance

\_\_\_\_\_  
Printed Name Planning Board Chair or Designee

\_\_\_\_\_  
Chair or Designee Signature

\_\_\_\_\_  
Date

Exhibit No.

**B**

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**Commercial Development Review Ordinance Permit  
Application for Watson Family Farm, LLC., Belgrade, Maine**

**B. Title, Right or Interest**

NO TRANSFER  
TAX PAID

QUITCLAIM DEED WITH COVENANT

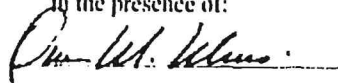
025426

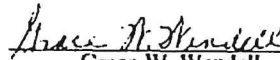
KNOW ALL BY THESE PRESENTS, that I, Grace W. Wendell, of Belgrade, County of Kennebec, and State of Maine (being unmarried), for consideration paid, GRANT to Watson Family Farm, LLC, a limited liability company formed pursuant to the provisions of the Maine Limited Liability Company Act, 31 M.R.S.A. § 601 et. seq., with a mailing address of Rural Route 2, Box 3460, Belgrade, Maine, 04917, with quitclaim covenants, the land in Belgrade, County of Kennebec, and State of Maine, which is more particularly described in Exhibit A attached hereto and made a part hereof.

WITNESS my hand and seal this 1st day of October, 1997.

SIGNED, SEALED AND DELIVERED

in the presence of:



  
Grace W. Wendell

STATE OF MAINE  
CUMBERLAND, SS

October 1, 1997

Then personally appeared the above-named Grace W. Wendell and acknowledged the foregoing instrument to be her free act and deed.

Before me,

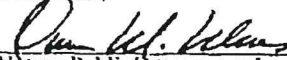
  
Notary Public/Attorney at Law  
Printed Name: Owen W. Wells

EXHIBIT A

1. A certain lot or parcel of land situate in Belgrade, with the buildings thereon, and bounded and described as follows, to-wit:

Bounded on the north by land now or formerly owned by B. C. and Webster Bickford and now or formerly owned by Harold G. Sutz, and Malcolm H. Dawson; bounded on the east by Ellis Pond, also known as Salmon Lake, so-called; bounded on the south by land now or formerly owned by William Ellis; bounded on the west by the road leading from Smithfield to Augusta. Said northerly boundary is also bounded by land now or formerly owned by Hugh C. Tukey.

Excepting from the above-described premises a certain lot or parcel of land conveyed to Andrew E. Watson by deed of Lula M. Watson, recorded in the Kennebec County Registry of Deeds, which lot is a one hundred (100') by two hundred (200') foot parcel situate on the shore of Ellis Pond, to which deed reference is hereby made for a more particular description of the said parcel.

Also excepting and reserving a right of way as it presently exists leading from the Augusta-Smithfield Road, so-called, which right of way was conveyed to Andrew E. Watson by Lula M. Watson in the aforesaid deed.

Being the same premises heretofore conveyed to Grace W. Wendell by the Warranty Deed of Lula M. Watson, dated October 6, 1972 and recorded in the Kennebec County Registry of Deeds on October 11, 1972 in Book 1599, Page 46.

2. Also another certain lot or parcel of land located on the westerly shore of Ellis Pond in Belgrade, Kennebec County and said State of Maine, and further bounded and described as follows, to wit:

Commencing at an iron pin on the shore of Ellis Pond, also known as Salmon Lake, so-called; thence running northerly for a distance of one hundred feet (100'), more or less, along the shore of said Lake, to an iron pin and line of land of Grace W. Wendell; thence at right angles from the Lake in a westerly direction for a distance of two hundred feet (200'), more or less, to an iron pin; thence running at right angles in a southerly direction for a distance of one hundred feet (100'), more or less, to an iron pin; thence at right angles and running easterly for a distance of two hundred feet (200'), more or less, to the iron pin and point of beginning.

Further reference is made to a plan entitled Survey of Land of Grace W. Wendell, dated April 1980, made by Rowe & Ellis and recorded in the Kennebec County Registry of Deeds in File Number C80043, said plan depicting the above described premises.

Also a right of way, as it exists, from the Smithfield-Augusta Road, also known as Route 8, to the above-described premises, with the right of access to and egress from.

Also an easement for a subsurface wastewater disposal system as described in Book 2506, Page 1, in the Kennebec County Registry of Deeds.

The herein described parcel of land contains twenty-one thousand two hundred thirty-five square feet (21,235 sq. ft.), more or less, and is the same premises conveyed to Grace W. Wendell by deed of Thomas A. Wendell and Priscilla C. Wendell, dated November 13, 1986 and recorded in the Kennebec County Registry of Deeds in Book 3056, Page 271.

RECEIVED KENNEBEC COUNTY  
97 OCT -1 AM 9:00

ATTEST: *Thomas A. Wendell*  
REGISTER OF DEEDS

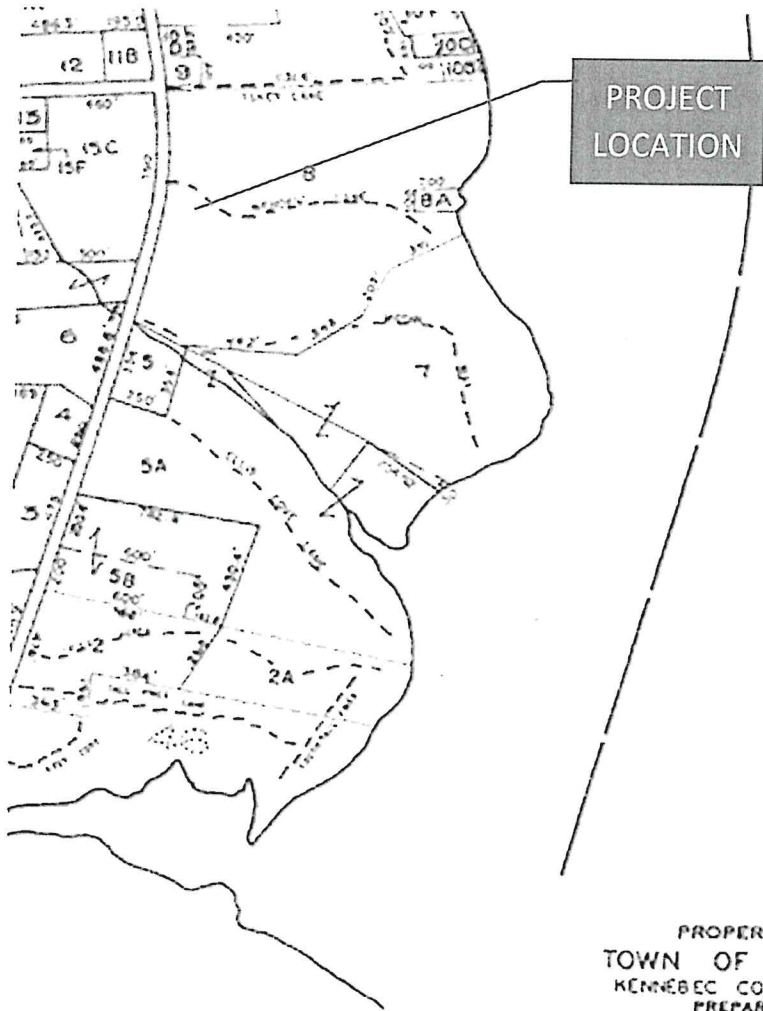


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**Commercial Development Review Ordinance Permit  
Application for Watson Family Farm, LLC., Belgrade, Maine**

**C. Tax Map**

Belgrade Tax Map 15, Lot 008



PROPERTY MAP  
TOWN OF BELGRADE  
KENNEBEC COUNTY, MAINE  
PREPARED BY  
JAMES W. SEWALL COMPANY OLD TOWN, MAINE  
SCALE 1 INCH = 500 FEET



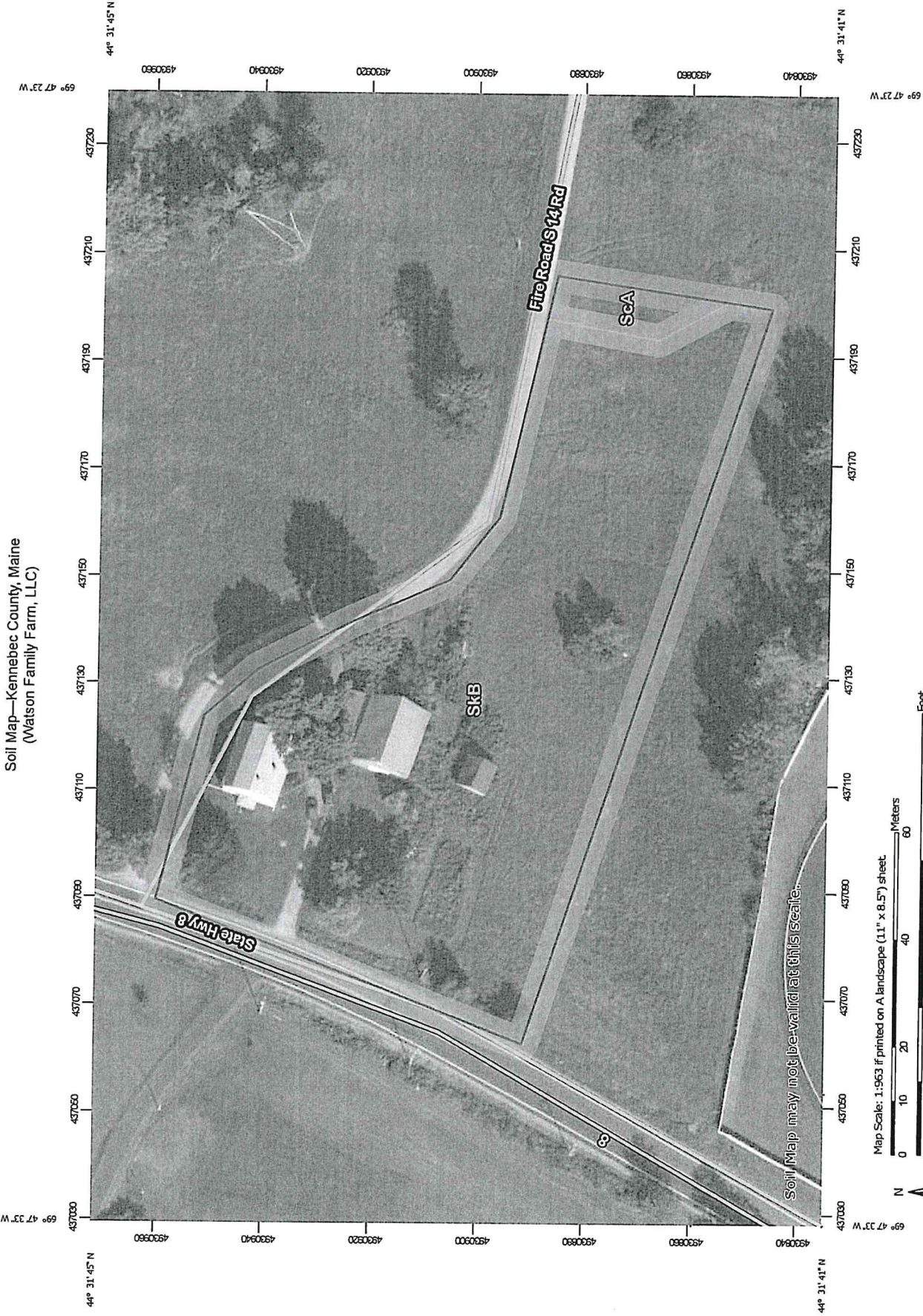


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**Commercial Development Review Ordinance Permit  
Application for Watson Family Farm, LLC., Belgrade, Maine**

**D. Kennebec County Soil Map**

Soil Map—Kennebec County, Maine  
(Watson Family Farm, LLC)



## MAP LEGEND

	Area of Interest (AOI)		Spoil Area
	Soils		Stony Spot
	Soil Map Unit Polygons		Very Stony Spot
	Soil Map Unit Lines		Wet Spot
	Soil Map Unit Points		Other
	Special Point Features		Special Line Features
	Blowout		
	Borrow Pit		
	Clay Spot		
	Closed Depression		
	Gravel Pit		
	Gravelly Spot		
	Landfill		
	Lava Flow		
	Marsh or swamp		
	Mine or Quarry		
	Miscellaneous Water		
	Perennial Water		
	Rock Outcrop		
	Saline Spot		
	Sandy Spot		
	Severely Eroded Spot		
	Sinkhole		
	Slide or Slip		
	Sodic Spot		
	<b>Water Features</b>		
	Streams and Canals		
	<b>Transportation</b>		
	Rails		
	Interstate Highways		
	US Routes		
	Major Roads		
	Local Roads		
	<b>Background</b>		
	Aerial Photography		

## MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

**Warning:** Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service  
Web Soil Survey URL:  
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Kennebec County, Maine  
Survey Area Data: Version 20, Aug 30, 2021

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jul 11, 2021—Oct 29, 2021

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

## Map Unit Legend

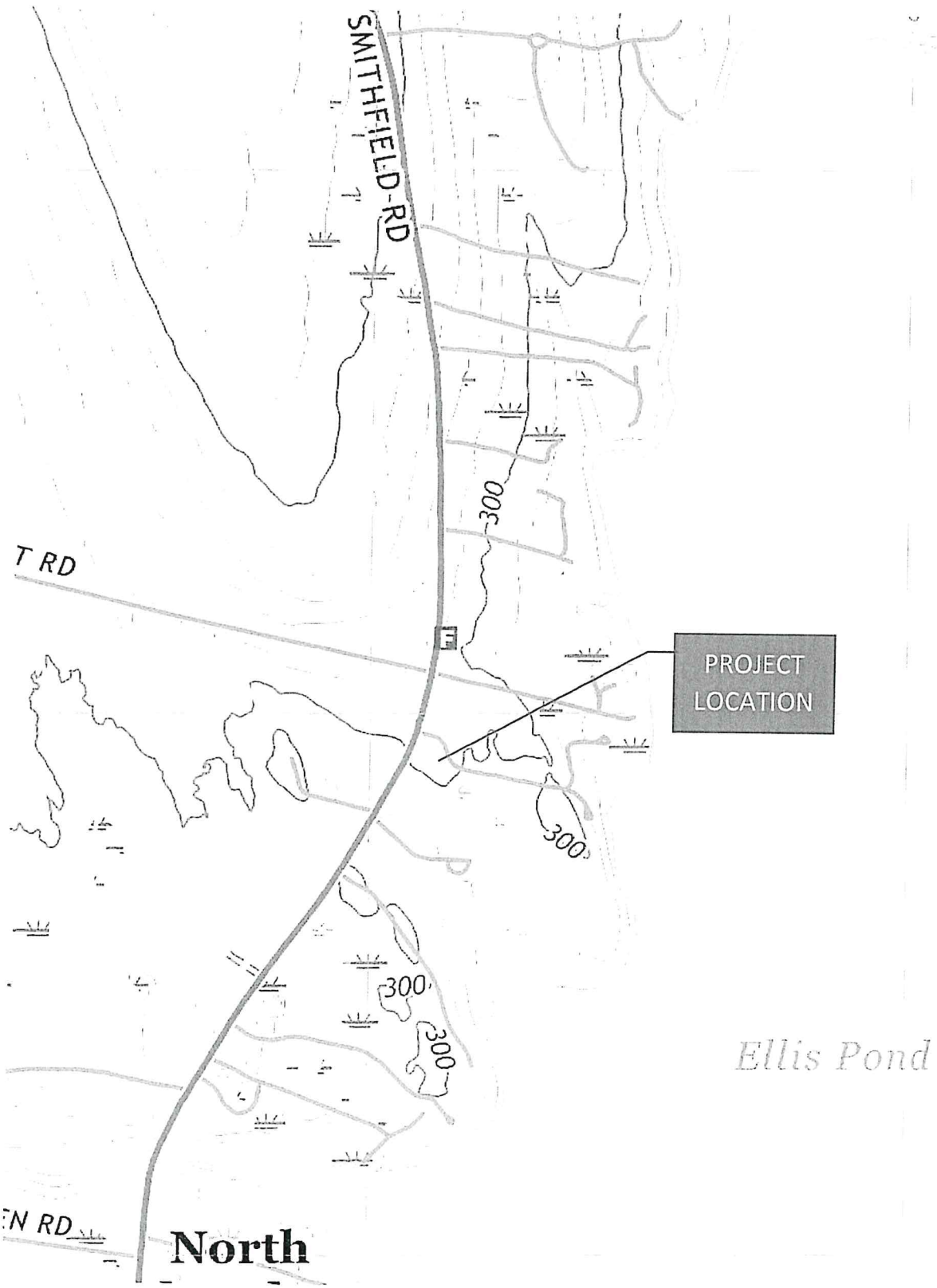
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
ScA	Scantle silt loam, 0 to 3 percent slopes	0.1	3.1%
SkB	Scio very fine sandy loam, 3 to 8 percent slopes	1.8	96.9%
<b>Totals for Area of Interest</b>		<b>1.9</b>	<b>100.0%</b>



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**Commercial Development Review Ordinance Permit  
Application for Watson Family Farm, LLC., Belgrade, Maine**

**E. USGS Topographical Map**



Section of the 2021 Rome USGS Topographic Map



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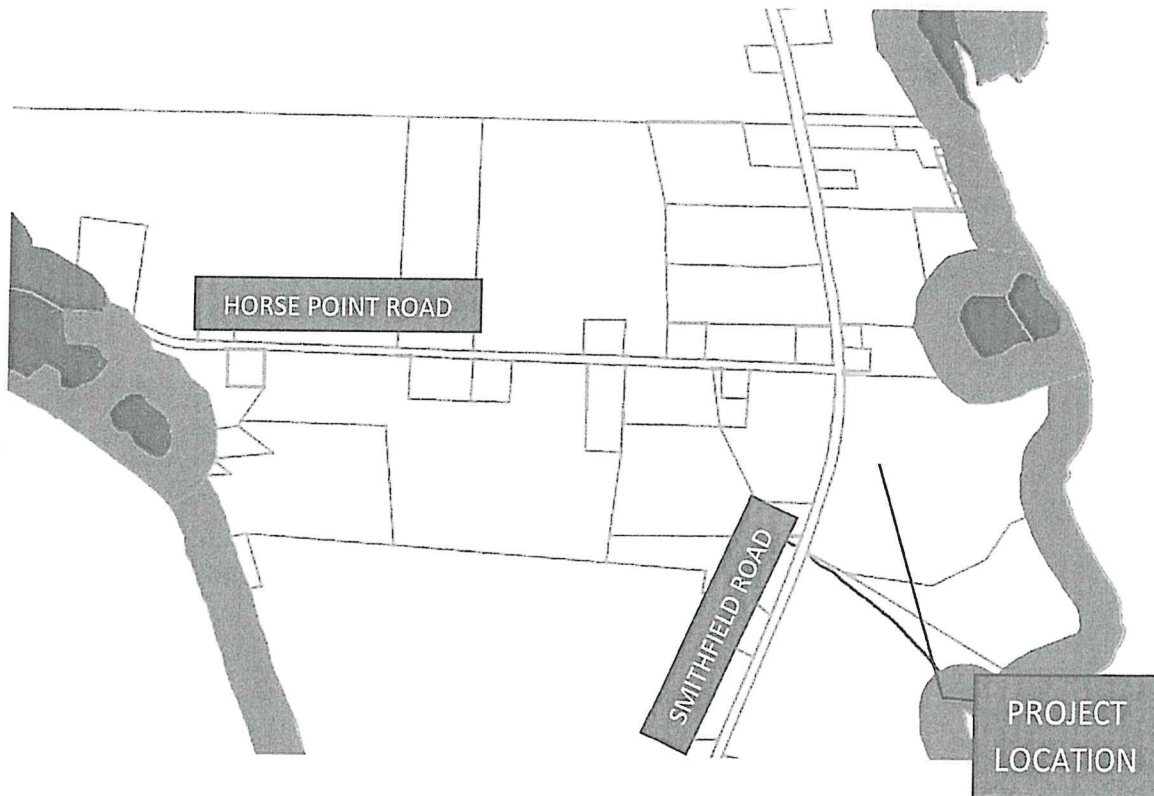
**Commercial Development Review Ordinance Permit  
Application for Watson Family Farm, LLC., Belgrade, Maine**

**F. Belgrade Shoreland Zoning Map Showing Property**

## EXHIBIT F – BELGRADE SHORELAND ZONING MAP SHOWING PROPERTY

The project is not located in the 250 ft. shoreland zone of Ellis Pond.

Section of the Belgrade Shoreland Zone Map



The proposed project is not located in the 250-ft Shoreland Zone.

### Legend

— SHORELAND ZONE LIMIT

### ZONING

- M.I.F. & W. "FRESHWATER" WETLANDS
- LIMITED RESIDENTIAL DISTRICT
- RESOURCE PROTECTION DISTRICT
- STREAM PROTECTION DISTRICT
- LIMITED COMMERCIAL DISTRICT
- GENERAL DEVELOPMENT DISTRICT
- RESOURCE PROTECTION/SLOPE DISTRICT
- ENVIRONMENT ADVISORY AREA
- HIGH SENSITIVITY ADVISORY AREA
- HIGH SENSITIVITY/SLOPE ADVISORY AREA
- PARCELS
- CRITICAL AREA BOUNDARY
- WATER EDGE



Exhibit No.  
**G**

---

**Commercial Development Review Ordinance Permit  
Application for Watson Family Farm, LLC., Belgrade, Maine**

**G. FEMA Map**

# National Flood Hazard Layer FIRMette

69°47'48"W 44°31'57"N



## Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

	Without Base Flood Elevation (BFE) Zone A, V, A99
	With BFE or Depth Zone AE, AO, AH, VE, AR Regulatory Floodway
	0.2% Annual Chance Flood Hazard, Area of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile (Zone J)
	Future Conditions 1% Annual Chance Flood Hazard (Zone X)
	Area with Reduced Flood Risk due to Levee. See Notes, Zone X
	Area with Flood Risk due to Levee (Zone D)

	NO SCREEN
	Area of Minimal Flood Hazard (Zone X) Effective LOMRs
	Area of Undetermined Flood Hazard (Zone C)
	Channel, Culvert, or Storm Sewer
	Levee, Dike, or Floodwall

	Cross Sections with 1% Annual Chance
	Water Surface Elevation
	Coastal Transact
	Base Flood Elevation Line (BFE)
	Limit of Study
	Jurisdiction Boundary
	Coastal Transact Baseline
	Profile Baseline
	Hydrographic Feature

	Digital Data Available
	No Digital Data Available
	Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 6/8/2022 at 1:12:27 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



0 250 500 1,000 1,500 2,000 Feet 1:6,000  
69°47'11"W 44°31'32"N



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**Commercial Development Review Ordinance Permit  
Application for Watson Family Farm, LLC., Belgrade, Maine**

**H. National Wetland Inventory Map**



**U.S. Fish and Wildlife Service  
National Wetlands Inventory**

**Watson Family Farm 423 Smithfield Rd**



U.S. Fish and Wildlife Service, National Standards and Support Team,  
wetlands\_team@fws.gov

June 8, 2022

**Wetlands**

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

National Wetlands Inventory (NWI)  
This case was produced by the NWI mapper

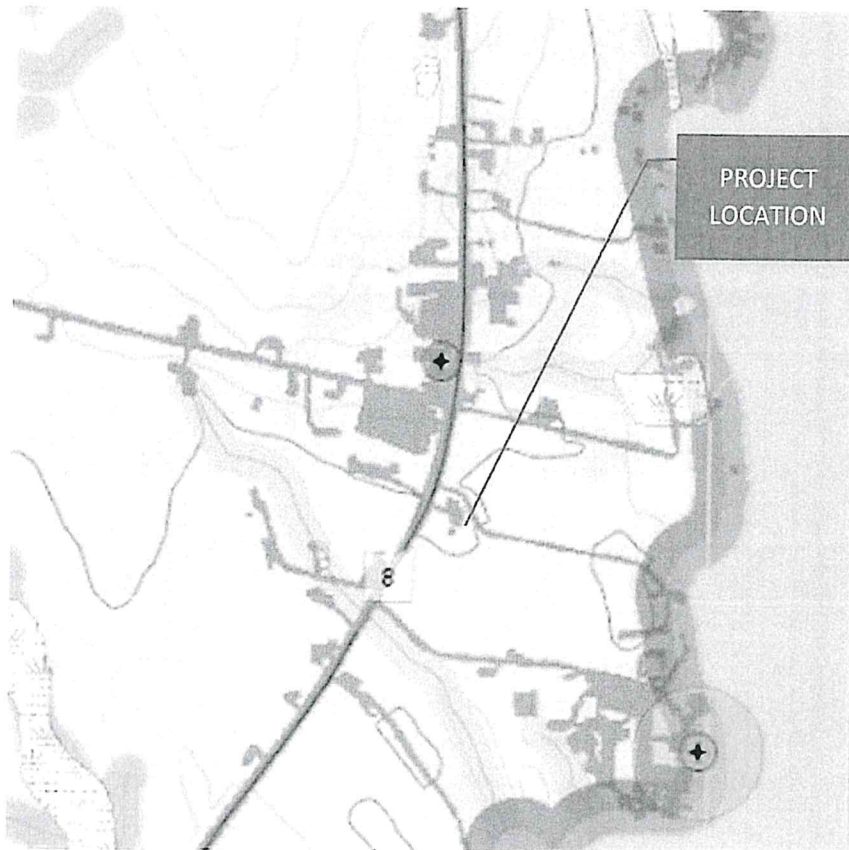
Exhibit No.  
1

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**Commercial Development Review Ordinance Permit  
Application for Watson Family Farm, LLC., Belgrade, Maine**

**I. Habitat & Natural Areas Map**

## Habitat and Natural Areas Maps from Beginning with Habitat (MDIFW)



No important natural resources or habitats are located near the project.

**National Wetlands Inventory**  
**Wetlands:** National Wetlands Inventory (NWI) uses aerial photographs to approximate wetland locations. NWI data is not a comprehensive mapping of wetland resources and typically under represents the presence of wetlands on the landscape. The presence of wetlands needs to be determined in the field prior to conducting activities that could result in wetland disturbance. The US Fish and Wildlife Service (FWS) is the principal US Federal agency tasked with providing information to the public on the status and trends of our Nation's wetlands. For more information please visit: [USFWS Wetlands](#)

**Aquifers:** An underground layer of water-bearing permeable rock, rock fractures or unconsolidated materials (gravel, sand, or silt). For more information please visit: [State of Maine Aquifers](#)

**Public Water Supply Wells:** The dataset consists of point locations of domestic wells reported to the Maine Geological Survey. For more information please visit: [State of Maine Public Water Supply](#)

**Source Protection Area: Buffers** (300 to 2,500 ft in radius) that represent source water protection around wells and surface water intakes for public water supply. \*proportional to population size and type of water supply. For more information please visit: [State of Maine Source Protection](#)

**Riparian Habitat:** Shoreline habitat depicted using common regulatory zones, including a 250-foot-wide strip around Great Ponds (ponds 10 acres in size and greater), rivers, coastline, and wetlands 10 acres in size and greater; and a 75-foot-wide strip around streams. Riparian areas depicted on this map may already be affected by existing land uses. Resource agencies may provide buffer recommendations based on specific habitat values and which may differ from planning-level information represented herein. For example, MDIFW generally recommends maintaining 100-foot undisturbed, forested buffers from the upland edge of all intermittent and perennial streams and any contiguous wetlands. For more information please visit: [Beginning With Habitat Map 1](#)

**Wild Brook Trout Priority Areas:** Avoid disturbing habitat within 100 feet of Brook Trout habitat; if riparian areas within that zone are cleared or degraded, then restoring the riparian area to natural tree cover is also recommended. These areas may also be candidates for instream habitat restoration and/or stream connectivity enhancement. Consult with MDIFW Regional Fisheries Biologists or the Native Fish Conservation Biologist for further guidance. For more information please visit: [State of Maine IF&W](#)

Exhibit No.

**J**

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**Commercial Development Review Ordinance Permit  
Application for Watson Family Farm, LLC., Belgrade, Maine**

**J. Copies of Required Federal, State or Local Permits**

**EXHIBIT J – COPIES OF REQUIRED FEDERAL, STATE OR LOCAL PERMITS**

Due to the limited scope of this project, no state or federal permits are required..



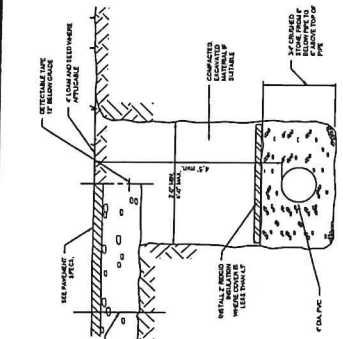


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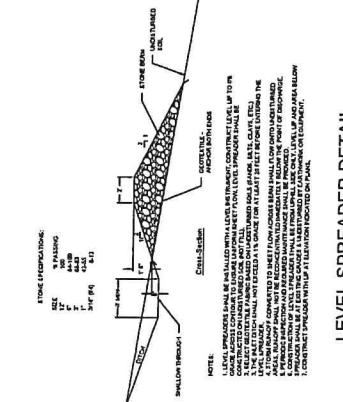
**Commercial Development Review Ordinance Permit  
Application for Watson Family Farm, LLC., Belgrade, Maine**

**K. Site Plan**

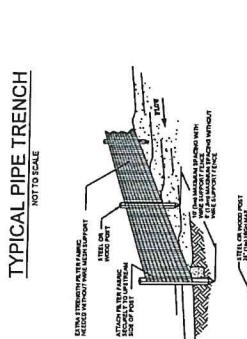
NO.	DATE	DESCRIPTION



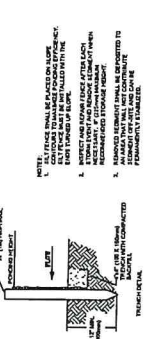
**TYPICAL GRAVEL PARKING LOT**  
 NOT TO SCALE



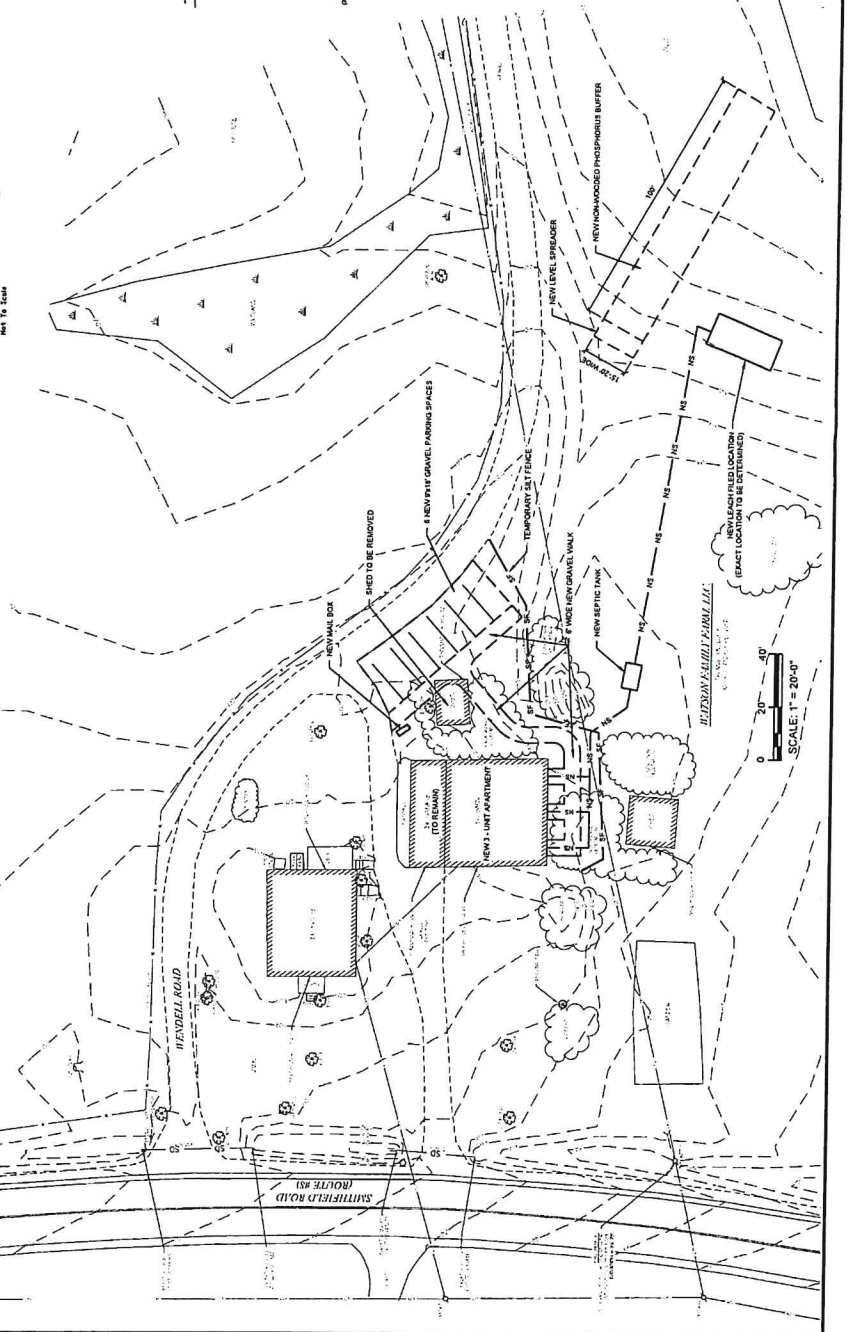
**LEVEL SPREADER DETAIL**  
 NOT TO SCALE



**TYPICAL PIPE TRENCH**  
 NOT TO SCALE



**SILT FENCE**  
 NOT TO SCALE



OWNER OF RECORD: WATERS FAMILY FARMS L.L.C.

APPROVED BY THE TOWN OF BELLEFLEUR PLANNING BOARD

DATE: \_\_\_\_\_

CHAIR: \_\_\_\_\_



SCALE: 1" = 20'-0"

Exhibit No.

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**Commercial Development Review Ordinance Permit  
Application for Watson Family Farm, LLC., Belgrade, Maine**

**L. Evidence of Water Supply**

**EXHIBIT L – EVIDENCE OF WATER SUPPLY**

The only water demand and use is for the on-site residence. This water is supplied by an existing on-site well. Water for the proposed apartments will be from this same well or a new well will be installed.



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**Commercial Development Review Ordinance Permit  
Application for Watson Family Farm, LLC., Belgrade, Maine**

**M. Soil Erosion Control Plan**

**EXHIBIT M – EROSION CONTROL PLAN**

Silt fence and bark mulch berms are shown on the site plan down gradient of any soil disturbance.

Exhibit No.

**N**

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**Commercial Development Review Ordinance Permit  
Application for Watson Family Farm, LLC., Belgrade, Maine**

**N. Maine Historic Preservation Commission (MHPC) Correspondence**

**EXHIBIT N – LOCATION OF ANY SITE IDENTIFIED BY STATE HISTORIC COMMISSION**

There are no sites identified by the Maine State Historic Preservation Commission in the immediate area.





MAINE HISTORIC PRESERVATION COMMISSION  
55 CAPITOL STREET  
65 STATE HOUSE STATION  
AUGUSTA, MAINE  
04333

JANET T. MILLS  
GOVERNOR

KIRK F. MOHNEY  
DIRECTOR

June 26, 2022

Mr. Jeffery Allen  
A.E.Hodsdon  
10 Common St  
Waterville, ME 04901

Project: MHPC# 0997-22      Watson Family Farm LLC; 463 Smithfield Road  
Convert Existing Barn into Apartments  
Town: Belgrade, ME

Dear Mr. Allen:

In response to your recent request, I have reviewed the information received June 13, 2022 to initiate consultation on the above referenced project.

Based on the information provided, I have concluded that there are no National Register listed or known eligible properties on or adjacent to the parcels. In addition, the project area is not considered sensitive for archaeological resources.

Please contact Megan M. Rideout of our staff, at [megan.m.rideout@maine.gov](mailto:megan.m.rideout@maine.gov) or 207-287-2992, if we can be of further assistance in this matter.

Sincerely,

Kirk F. Mohney  
State Historic Preservation Officer

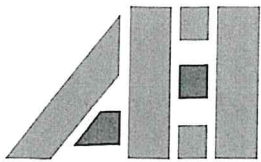
## Jean Violette

---

**From:** Jean Violette <jean@aehodsdon.com>  
**Sent:** Friday, June 10, 2022 8:31 AM  
**To:** Megan Rideout (Megan.M.Rideout@maine.gov)  
**Cc:** Kirk Mohney (kirk.mohney@maine.gov)  
**Subject:** Request for Review  
**Attachments:** SHPO Request for Review for Watson Family Farm Apartment.pdf

Please let us know if you have any concerns. Thank you.

Jean Violette for  
A.E. Hodsdon Engineers  
10 Common Street  
Waterville, ME 04901  
207-873-5164  
Fax: 207-872-0645



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

June 9, 2022  
 274-21

Mr. Kirk Mohney  
 State Historic Preservation Officer  
 55 Capital Street  
 Augusta, ME 04333

RE: *Watson Family Farm Apartments, Belgrade, Maine*

Dear Mr. Mohney:

As part of the permit review process, they are requesting that your agency identify properties of historical significance located within the project area.

The applicant, Watson Family Farm, LLC., proposes to convert an existing barn into three, two bedroom apartments. This application is being made for this change of use and for minor grading proposed to create a parking area for the tenants.

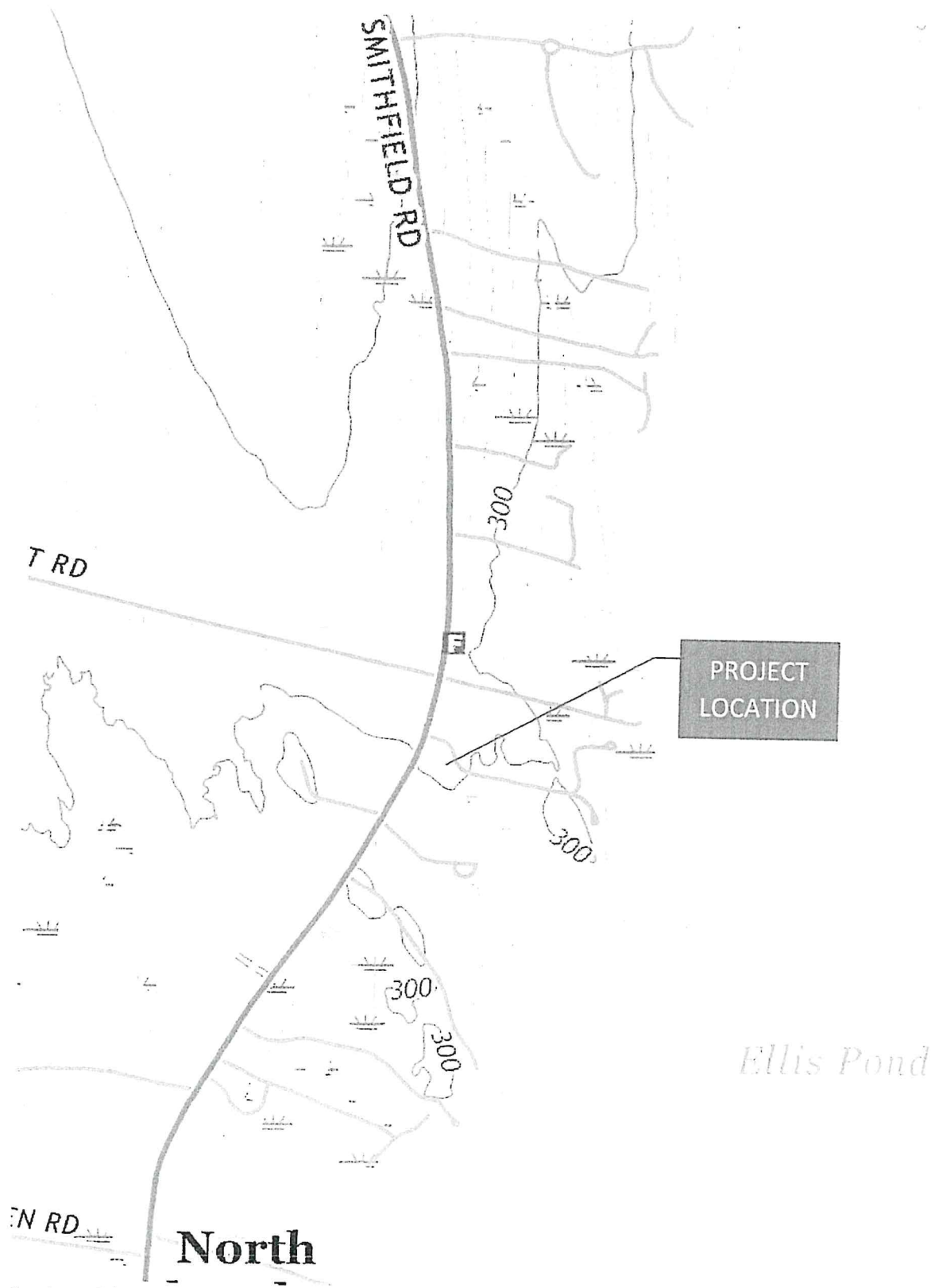
A location map has been included for your information. Please return comments as soon as possible.

Sincerely,



Jeffrey Allen  
 Engineer

<b>STATEMENT OF NO EFFECT</b>	
Except as indicated below, I find that this project will have no effect upon structure or site of historic, architectural or archaeological significance as defined by the National Historic Preservation Act of 1966.	
Address any exceptions. If none, please insert "none".	
Kirk Mohney State Historic Preservation Officer	Date



Section of the 2021 Rome USGS Topographic Map

Exhibit No.

**0**

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**Commercial Development Review Ordinance Permit  
Application for Watson Family Farm, LLC., Belgrade, Maine**

**0. Subsurface Wastewater Disposal Site Evaluation (HHE-200)**

**EXHIBIT O – SUBSURFACE WASTEWATER DISPOSAL SITE EVALUATION (HHE-200)**

The HHE-200 is being prepared by Rick Pershken and will be submitted when completed.



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**Commercial Development Review Ordinance Permit  
Application for Watson Family Farm, LLC., Belgrade, Maine**

**P. Exterior Lighting Plan & Specifications for Fixtures – NOT APPLICABLE**

**EXHIBIT P – EXTERIOR LIGHTING PLAN & SPECIFICATION FOR FIXTURES**

Wall mounted security lighting outside of the apartment doors will be provided as a security measure.



Exhibit No.

**Q**

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**Commercial Development Review Ordinance Permit  
Application for Watson Family Farm, LLC., Belgrade, Maine**

**Q. To-Scale Profile View of Proposed Signs – NOT APPLICABLE**



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**Commercial Development Review Ordinance Permit  
Application for Watson Family Farm, LLC., Belgrade, Maine**

**R. Stormwater Management Plan**

## EXHIBIT R – STORMWATER MANAGEMENT PLAN

No MDEP Stormwater Permit is required due to the limited disturbance proposed for this project. The only disturbance will be the addition of 3,320 s.f. of gravel parking and walkway areas. These areas are greater than 1,000 feet from the Pond.

The level spreader will convert runoff from the site and a portion of Wendell Lane to sheet flow which will slow the peak rate of stormwater discharge from the site. It will also spread runoff out for phosphorous treatment prior to reaching the lake.

Exhibit No.

**S**

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**Commercial Development Review Ordinance Permit  
Application for Watson Family Farm, LLC., Belgrade, Maine**

**S. Phosphorous Export Calculations**

**EXHIBIT S – PHOSPHOROUS EXPORT CONTROL PLAN**

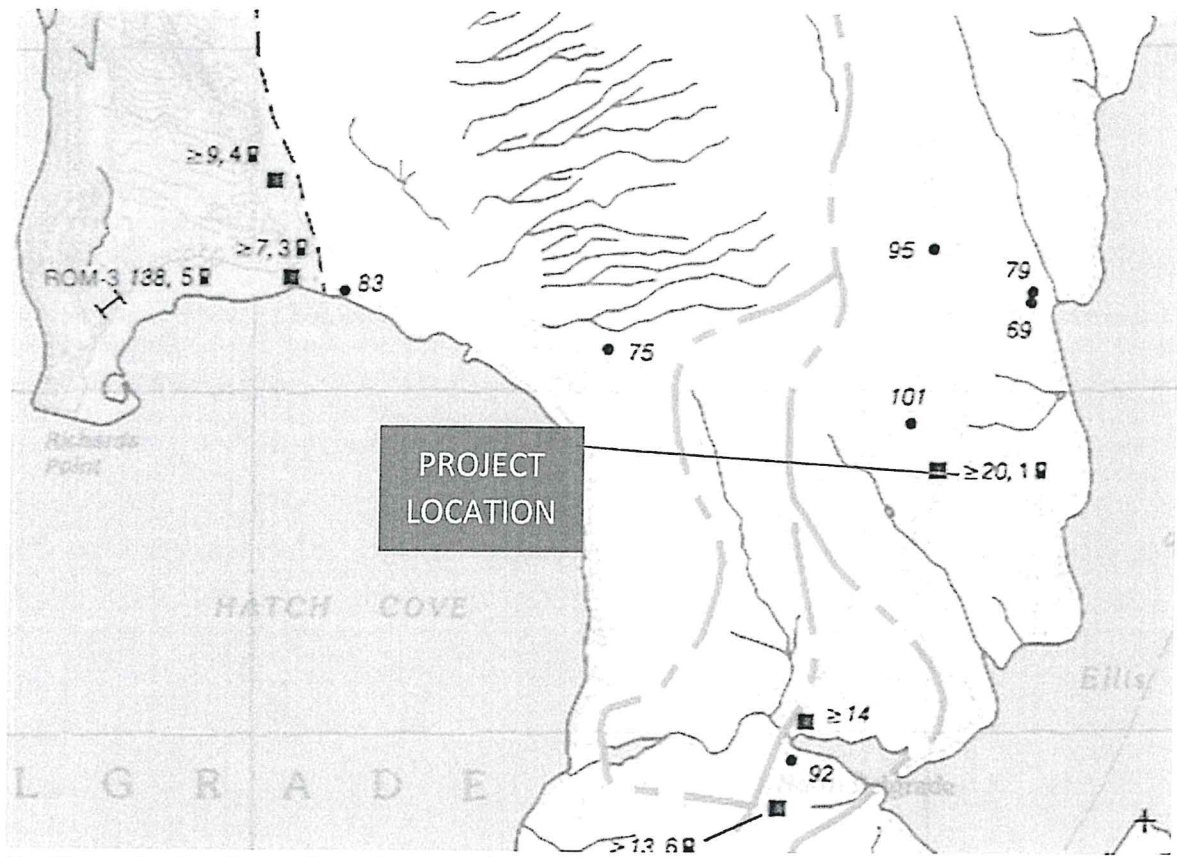
Due to the limited disturbance proposed for this project, phosphorous export control is being provided by a 100 foot non-wooded buffer in accordance with the Town's Simplified Review Process as defined in Article 6.15.B.5.a.



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**Commercial Development Review Ordinance Permit  
Application for Watson Family Farm, LLC., Belgrade, Maine**

**T. Significant Sand & Gravel Aquifer Map**



Significant Sand and Gravel Aquifers Map from Maine Geological Survey  
 Section of the Rome Quadrangle, Maine

The closest mapped aquifer is approximately 6,200-ft from the site.



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**Commercial Development Review Ordinance Permit  
Application for Watson Family Farm, LLC., Belgrade, Maine**

**U. Letter from Kennebec County Sheriff's Office -NOT APPLICABLE**

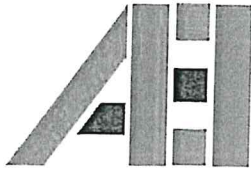




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**Commercial Development Review Ordinance Permit  
Application for Watson Family Farm, LLC., Belgrade, Maine**

**V. Letter from Belgrade Fire Chief**



**A.E. Hodsdon**  
Consulting Engineers  
10 Common Street  
Waterville, ME 04901  
(207) 873-5164 Fax: (207) 872-0645

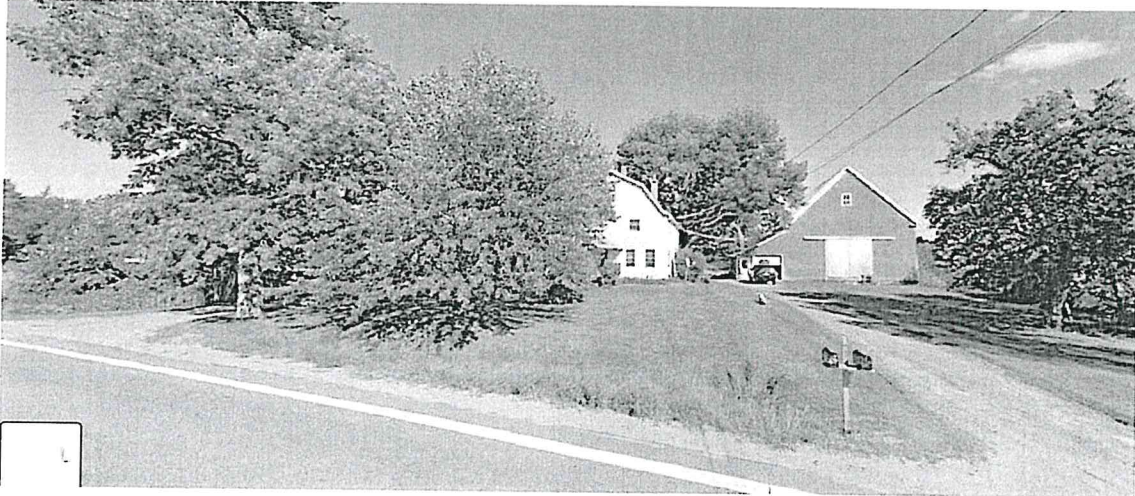
June 14, 2022  
274-21

Chief Dan MacKenzie  
Belgrade Fire Department  
990 Augusta Road  
Belgrade, ME 04918  
Via firechief@townofbelgrade.com

RE: *Watson Family Farms Fire Protection Request*

Dear Chief MacKenzie:

Our client, Watson Family Farms, at 423 Smithfield Road proposes to convert their existing barn into three two-bedroom apartments. The apartments will be on the second-floor level. The peak ridge of the barn exceeds 35-ft in height. The single-car garage will remain on the left side of the barn as seen below.

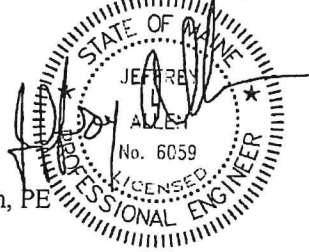


A Site Plan and proposed building plans are attached to this letter. Access to the apartments will be via Wendell Lane (Fire Road S-14) which is shown on the left side of the photo below. An aerial view of the barn and access road is included on the following page.

As part of the application to the Town, we are requesting a written statement from you regarding whether the development or use will exceed the capabilities of the Fire Department with any recommendations for additional fire protection improvements. Please review the above image and attached site plans showing the project and consider this letter to be notification for the project. If you have any questions or concerns, please do not hesitate to contact me. Please provide a letter with comments or, if you have none, simply sign the "Statement of No Effect" on the next page and return it to me.

Thank you in advance for your help.

Sincerely,



Jeffrey Allen, PE

Enclosures

<u>STATEMENT OF NO EFFECT</u>	
Except as indicated below, I believe that this project will not exceed the capabilities of the Belgrade Fire Department.	
Address any exceptions. If none, please insert "none".	
	, 2022
Chief Dan MacKenzie Belgrade Fire Department	Date



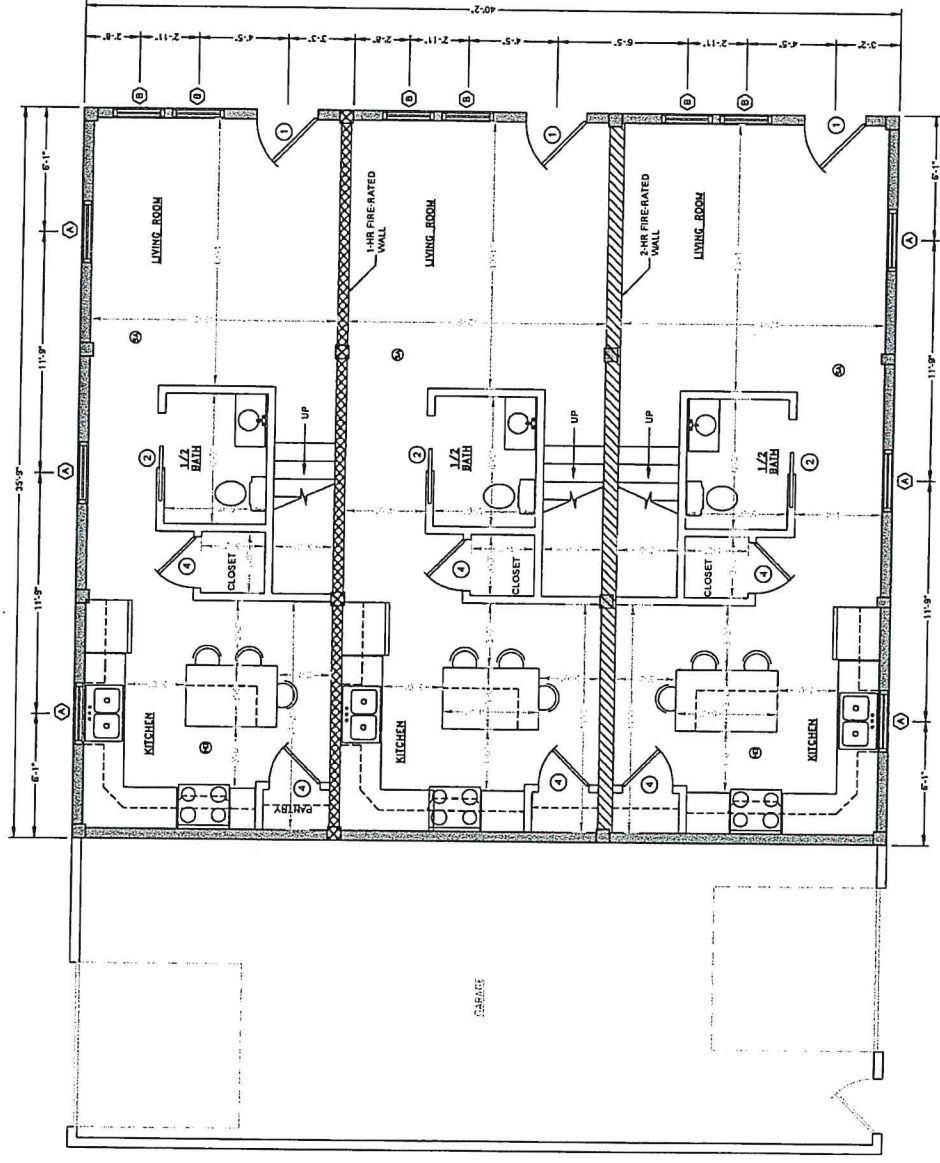
Aerial view of the site

**LEGEND**

- 1. PROPOSED WALL
- 2. EXISTING WALL
- 3. REMOVED WALL
- 4. EXISTING 2" MIN. FIRE RATED WALL
- 5. EXISTING 1" MIN. FIRE RATED WALL
- 6. EXISTING PARTITION
- 7. EXISTING LANTERN
- 8. SMOKE ALARM
- 9. HEAT DETECTOR
- 10. GARAGE HOOD/EXHAUST
- 11. DETECTOR

**PLAN SUBMISSION NOTES**

1. THE PLAN IS FOR THE USE OF RESIDUAL MASSACHUSETTS STATE FIRE MARSHAL AND OCCUPANCY APPROVAL ONLY.
2. PLAN BASED ON PLAN PROVIDED BY THE OWNER.
3. THE PLUMBING, ELECTRICAL, AND MECHANICAL SECTION OF THE BUILDING IS BY THE OWNER.
4. SEE 2018 LIFE SAFETY OCCUPANCY BUSINESS.
5. CONSTRUCTION TIME: 150 HOURS (UNPRECEDENTED).



**PROPOSED FIRST FLOOR PLAN**  
 SCALE: 3/8" = 1'-0"

<b>PROPOSED SECOND FLOOR PLAN</b>		<b>PROJECT # 2021</b>	
<b>BARN CONVERSION</b>		<b>A1.1</b>	
FOR 433 STATE STREET BETHLEHEM, MAINE		DATE: 04/13/2021	
WATSON FAMILY FARM LLC		SCALE: 1/8" = 1'-0"	
44 WATSON ROAD BETHLEHEM, MAINE		DRAWN: [Blank]	
RELOC. BLANK		CHECKED: [Blank]	
18 COMMON STREET WATSON, MAINE 04911		DATE: 04/13/2021	
2071 812-0545		DATE: 04/13/2021	

**PRELIMINARY NOT FOR CONSTRUCTION**

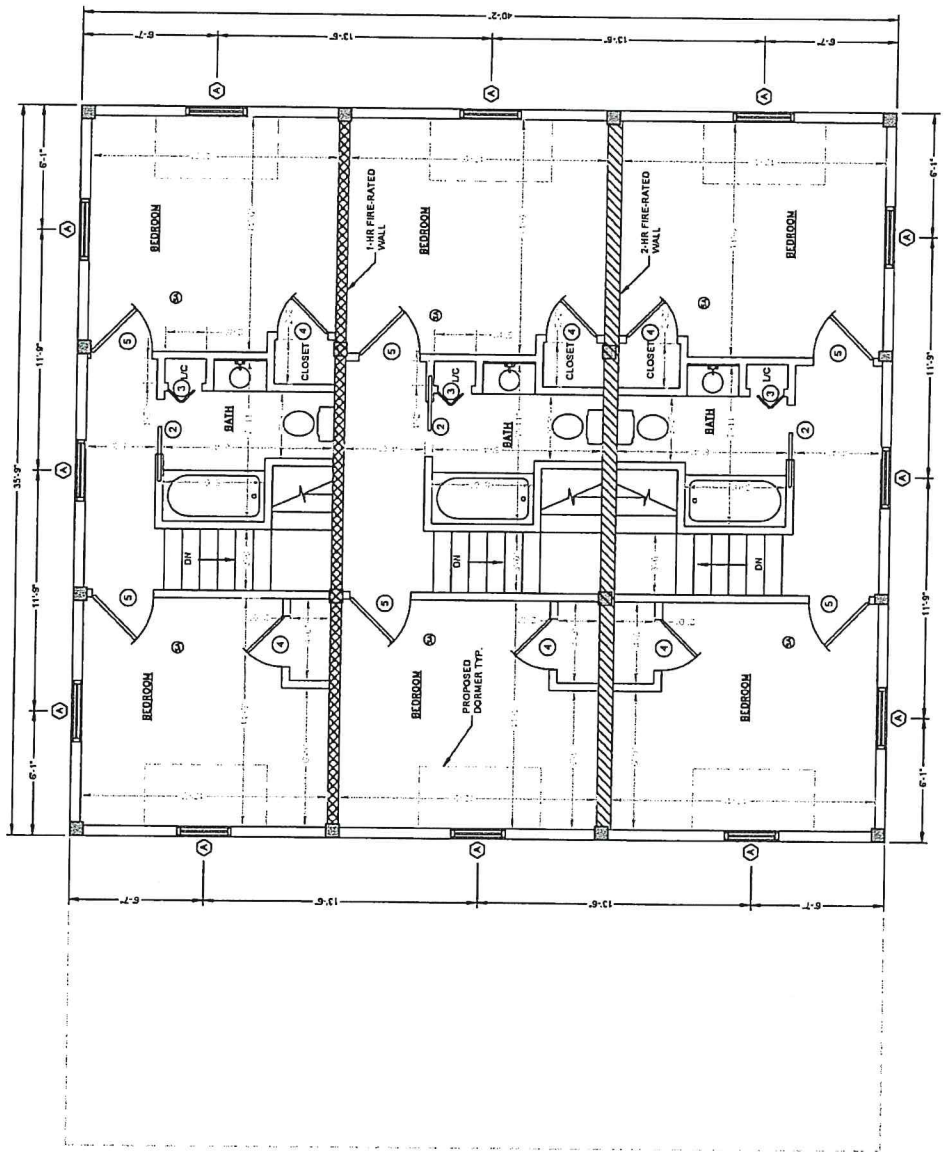
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86. DATE: 04-13-2021  
87. DATE: 04-13-2021  
88. DATE: 04-13-2021  
89. DATE: 04-13-2021  
90. DATE: 04-13-2021  
91. DATE: 04-13-2021  
92. DATE: 04-13-2021  
93. DATE: 04-13-2021  
94. DATE: 04-13-2021  
95. DATE: 04-13-2021  
96. DATE: 04-13-2021  
97. DATE: 04-13-2021  
98. DATE: 04-13-2021  
99. DATE: 04-13-2021  
100. DATE: 04-13-2021

**LEGEND**

[Symbol]	PROPOSED WALL
[Symbol]	EXISTING WALL
[Symbol]	PROPOSED 1-HR. FIRE RATED WALL
[Symbol]	EXISTING 1-HR. FIRE RATED WALL
[Symbol]	PROPOSED LIGHTING
[Symbol]	EXISTING LIGHTING
[Symbol]	SMOKE ALARM
[Symbol]	HEAT DETECTOR
[Symbol]	EXISTING SMOKE/HEAT DETECTOR

**PLAN SUBMISSION NOTES**

1. THE PLAN IS FOR THE USE OF THE BUILDING CODE, FIRE DEPARTMENT, AND ALL APPLICABLE REGULATIONS.
2. THE PLAN IS BASED ON THE INFORMATION PROVIDED BY THE OWNER.
3. THE PLUMBING, ELECTRICAL, AND MECHANICAL DESIGN OF THE BUILDING IS BY THE OWNER.
4. SEE 2018 IBC CHAPTER 10.02 FOR SMOKE ALARMS.
5. SEE 2018 IBC CHAPTER 10.02 FOR SMOKE DETECTORS.
6. CONSTRUCTION TIME: 11.0 (UNRECORDED).



**PROPOSED FLOOR PLAN**  
SCALE: 3/8" = 1'-0"

**DETAILS**

**BARN CONVERSION**  
 443 SHARPLEY ROAD  
 BROADWAY PLANE  
 FOR  
 WATSON FAMILY FARM LLC  
 44 WATSON ROAD  
 DELAWARE, MAINE

PROJECT # 24-21

**A5.0**

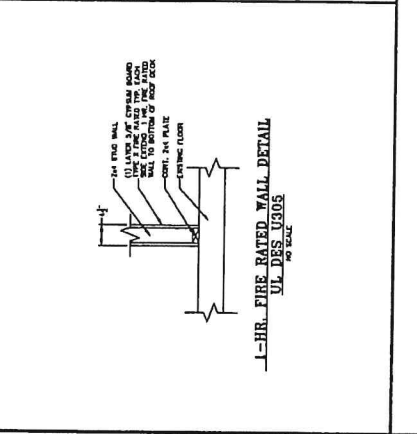
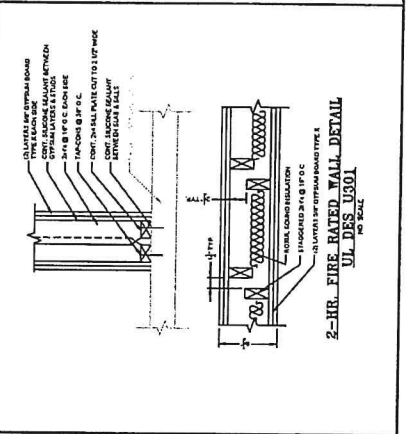
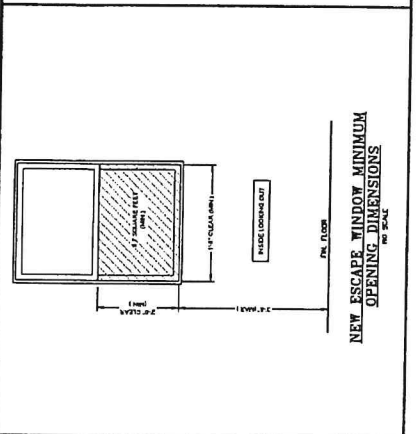
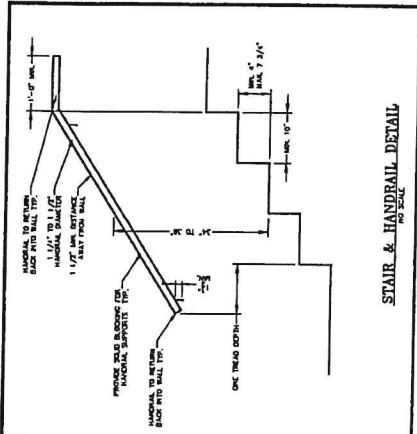
DATE: 01/13/2023  
 SCALE: 1/4" = 1'-0"  
 AS NOTED

DRAWN: C. GARDNER  
 CHECKED: J. WATSON  
 DATE: 01/13/2023

**PRELIMINARY**  
 NOT FOR CONSTRUCTION

NO.	DATE	DESCRIPTION
1	01-13-2023	ISSUED FOR REVIEW

10 Common Street, Waterville, Maine 04901  
 AEHodson CONSULTING ENGINEERS  
 (207) 873-1848  
 (207) 873-0843



DOOR SCHEDULE	
NO.	DESCRIPTION
0	1 1/2\"/>

WINDOW SCHEDULE	
NO.	DESCRIPTION
0	1\"/>

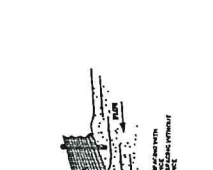
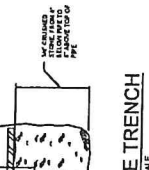
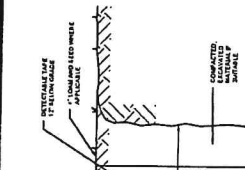
10 Common Street, Waterville, Maine 04901  
737-632-1614  
737-632-0345  
**A**EHodsdon  
CONSULTING ENGINEERS

REV	DATE	STATUS
1	06-26-2013	ISSUED FOR REVIEW

WORK IS TO BE ACCORDING TO THE REVISIONS LISTED ON THIS SHEET  
APPROVED BY OWNER: \_\_\_\_\_ DATE: \_\_\_\_\_  
APPROVED BY ENGINEER: \_\_\_\_\_ DATE: \_\_\_\_\_



**C0.1**  
PROJECT: 27431  
DATE: \_\_\_\_\_  
OWNER: WATSON FAMILY FARM L.L.C.  
PROJECT: 27431



OWNER OF RECORD: WATERS FAMILY FARMS L.L.C.  
APPROVED BY THE TOWN OF BELGRADE PLANNING BOARD  
DATE: \_\_\_\_\_  
CHAIR: \_\_\_\_\_

**TYPICAL GRAVEL PARKING LOT**  
NOT TO SCALE

NOTES:  
1. LAYERS SHOWN SHALL BE INSTALLED WITH A LEVEL FINISH/COMPACTED LEVEL UP TO 18\"/>

**LEVEL SPREADER DETAIL**  
NOT TO SCALE

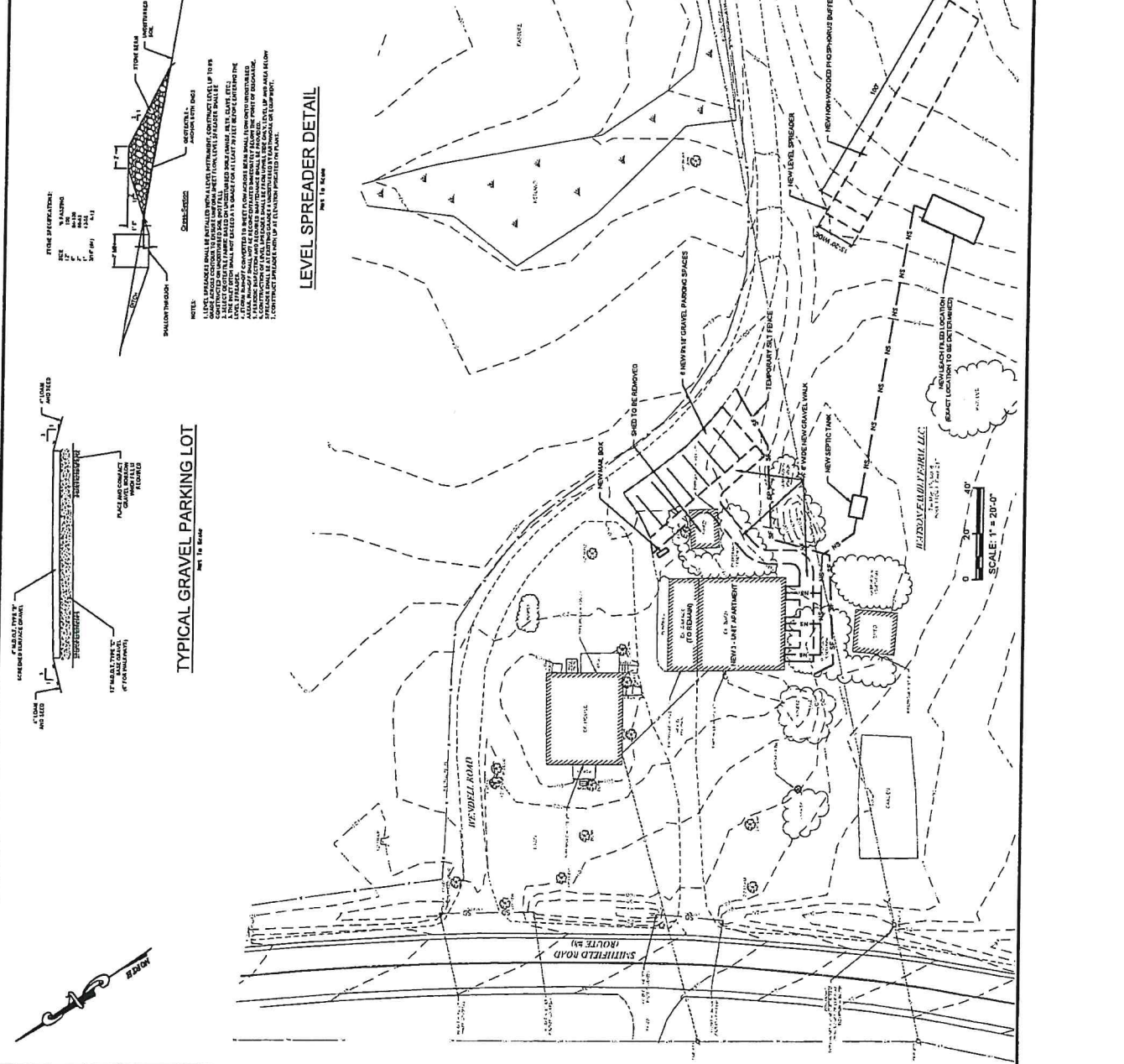
NOTES:  
1. ALL SPREADER SHALL BE INSTALLED WITH A LEVEL FINISH/COMPACTED LEVEL UP TO 18\"/>

**TYPICAL PIPE TRENCH**  
NOT TO SCALE

NOTES:  
1. ALL TRENCH SHALL BE FINISHED WITH A LEVEL FINISH/COMPACTED LEVEL UP TO 18\"/>

**SILT FENCE**  
NOT TO SCALE

NOTES:  
1. ALL TRENCH SHALL BE FINISHED WITH A LEVEL FINISH/COMPACTED LEVEL UP TO 18\"/>



SCALE: 1" = 20'0"



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**Commercial Development Review Ordinance Permit  
Application for Watson Family Farm, LLC., Belgrade, Maine**

**W. Site Photos**



Exhibit W - Site Photos

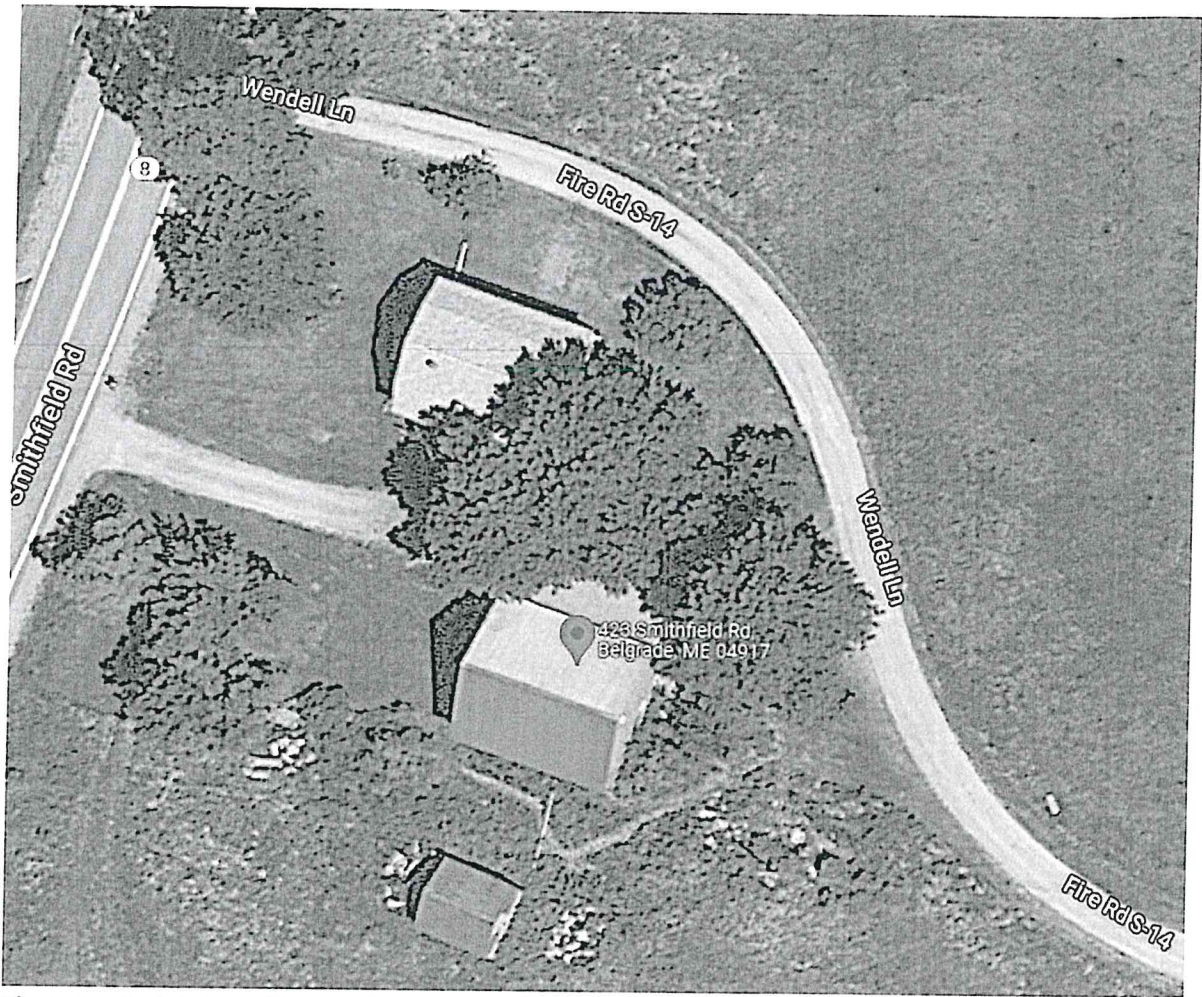


Photo 1 – Aerial view of barn to be converted to apartments. Access will be from Wendell Lane.

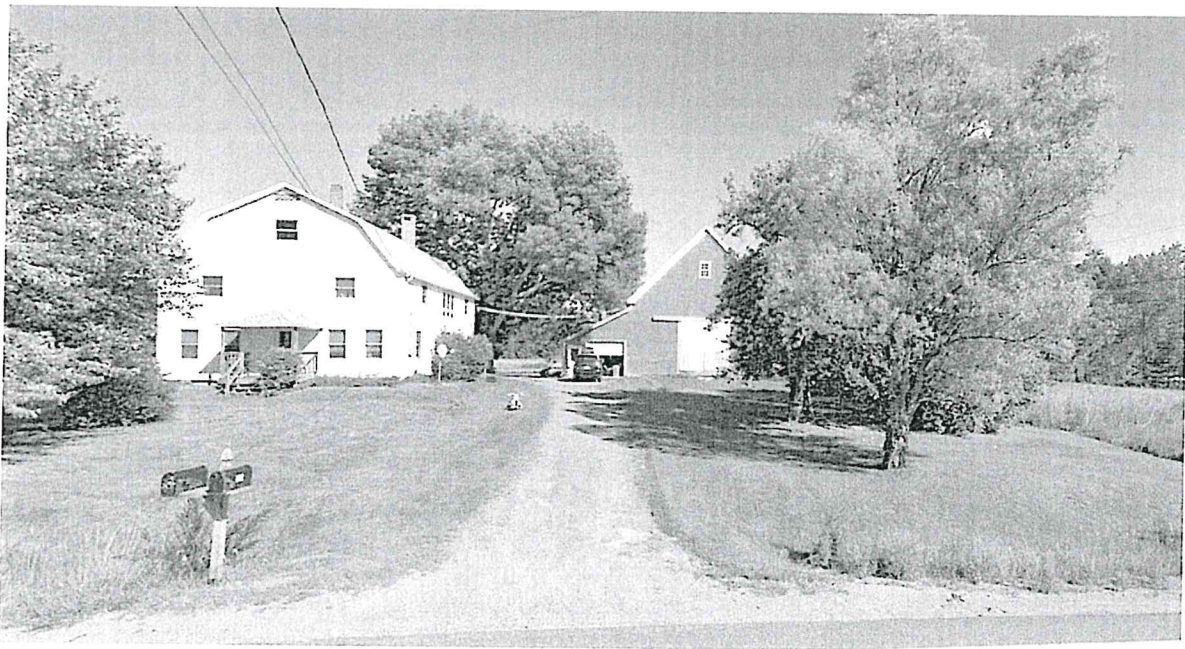


Photo 2 – View of barn and house from Smithfield Road (taken August 2018)



Photo 2 – View of barn and entrance to Wendell Lane from Smithfield Road (taken August 2018)

Exhibit No.  
**X**

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**Commercial Development Review Ordinance Permit  
Application for Watson Family Farm, LLC., Belgrade, Maine**

**X. Hazardous Materials/Wellhead Protection Maine DEP Correspondence  
and On-Site Chemical Inventory**

# Town of Belgrade

## Planning Board

May 19, 2022 / 6 p.m.

Belgrade Town Office

990 Augusta Road

This meeting can be watched at

<https://youtu.be/NhhGliKuhKo>

## MINUTES

**Planning members present:** Peter Rushton, Craig Alexander, Rich Baker.

**In-person attendees:** Code Enforcement Officer Richard Greenwald, Town Manager Anthony Wilson, John Schlosser.

**Remote attendees:** Selectperson Dan Newman.

### 1. OLD BUSINESS

- A. Discussion and consideration of **Commercial Development Review Ordinance amendments** addressing commercial solar facilities. Mr. Wilson sought clarification on the property line setbacks agreed upon at the May 12 special meeting and the amount of acreage that should be visible from a development. The Board agreed to add a special subsection titled "Buffers" to address buffers suggested by Planning Board member George Seel, who was absent, along rivers, streams and brooks; the habitat of high-value plant and animal species; deer wintering areas; and wetlands. The Board also added a restriction that no more than 10 percent of a solar development may be located on land with soils defined as "prime farmland" or "farmland of statewide importance, as determined by the state.

To address concerns about straight lines-of-sight of a development's infrastructure, the Board also added the following language: "When the proposed access road is unable to take advantage of an existing man-made linear feature, the layout of the road from a public road into the facility is to include at least one curve or angle such that the access road does not provide a straight line-of-sight of the facility's modules or other equipment." At the suggestion of Selectperson Newman, a requirement was added that access roads be maintained year-round, including snowplowing, to ensure emergency vehicle access.

The Board added a prohibition against using herbicides to manage vegetation and a project completion section requiring a permit and ordinance compliance report from a Maine registered professional engineer. The Board agreed to wait

until June 9 so the full Board could address inspections for possible ground contamination, clear-cutting and runoff issues.

# 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

### 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 5<sup>th</sup> minutes as written. Sara seconded the motion and it was approved unanimously.

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

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

#### 4. ADJOURN