

TOWN OF DAMARISCOTTA

PLANNING BOARD MEETING AGENDA

When: Monday, November 7, 2019 - 6:00 PM

Where: Damariscotta Town Hall - 21 School Street

Pledge of Allegiance

REGULAR MONTHLY MEETING for November 7, 2019

MINUTES – October 7, 2019 Meeting

October 15, 2019 Site Visit

A. Old Business

1. 79 Hemlock Lane – Shoreland Zoning Application
2. Just Rite Storage – Site Plan Application – Public Hearing

B. NEW BUSINESS

None

C. OTHER

1. Questions from the public.
2. Housekeeping.
3. Planner's Reports (none).

D. ADJOURN

Damariscotta Planning Board

Site Visit

David Hatch, Map 13 Lot 8, 79 Hemlock Lane

October 15, 2019 – 8AM

Members Present: Wilder Hunt, Dan Day, Ann Jackson

Staff Present: Bob Faunce

Planning Board members and staff were joined by applicant David Hatch. The lot is currently improved with a deteriorated cottage that is set back 12' from Biscay Pond. The property is well vegetated with no signs of erosion or direct runoff into the pond. The applicant is proposing to replace the existing structure with a new 20' wide x 34' deep cottage set back 28' from the pond. The lot is narrow and only about 67' wide. A right-of-way that is about 75' from the pond limits how far a new structure can be set back from the shore.

Board members discussed with the applicant the possibility of reorienting the proposed building 90°, thereby increasing pond setback from 28' to 42'. The applicant explained that this might encroach on one of the side setbacks. He offered to revise the footprint so as to increase the proposed setback by 6' to 34' compared to the existing cottage's setback of 12'. The members felt that, given the constraints posed by the lot's narrow width and the location of the right of way, this was a reasonable compromise.

Site visit concluded at 8:30 AM.

Memorandum

To: Damariscotta Planning Board
Fm: Bob Faunce
Date: October 21, 2019
Re: Shoreland Zoning Application – 81 Hemlock Lane

David Hatch has submitted a revised application to raze an existing camp and construct a new guest cottage at 81 Hemlock Lane. The applicant owns the adjacent single family residence and lot at 79 Hemlock Lane. The lot on which the camp is located is about 12,500 sf in area and has 77' of frontage on Biscay Pond, both of which are less than the minimum of 80,000 sf and 150' required in the shoreland zone. The lot is under separate ownership and is considered grandfathered.

The new structure would have the same floor area as the existing camp (644 sf) but would be sited 28' from the shore vs. 12' for the existing camp. The Planning Board conducted a site visit on October 14. It was noted that the lot is well vegetated with no signs of erosion or direct runoff into the pond but is narrow with only about 67' of width where the new camp is to be located. There is also a right of way about 75' from the shore, further impacting where a structure could be sited.

Board members and staff discussed with the applicant the possibility of reorienting the proposed building 90° to increase the shore setback. The applicant explained that this could encroach on one of the side setbacks and instead he offered to revise the footprint so as to increase the proposed setback by 6' to 34'. The members felt that, given the constraints posed by the lot's narrow width and the location of the right of way, this was a reasonable compromise. Staff concurs and recommends approval of the SZ permit. As noted in the attached application, in lieu of submitting an erosion control plan, the applicant has agreed to retain a contractor certified in sediment and erosion control for site work. The Board should make this a condition of approval.

For Office Use Only:

Permit # _____

Issue Date: _____

Fee Amount: _____

Town of Damariscotta Shoreland Zoning Application Form

General Information

1. Applicant
David Hatch

2. Applicant's Address
79 Hemlock Ln

3. Applicant's Tel # and Email
hatch.dave@gmail.com
207 752 3560

4. Property Owner
David Hatch

5. Owner's Address
79 Hemlock Ln

6. Owner's Tel # and Email
Same

7. Contractor
Leroy Ellinwood

8. Contractor's Address
Damariscotta

9. Contractor's Tel # and Email
207 242 6892

10. Location/Address of Property
89 Hemlock Ln

11. Tax Map/Lot & Date Lot Created
M 13 L 8
1954

12. Zoning District
Shoreland

13. Description of Property Including a Description of all Proposed Construction, (e.g. Land Clearing, Road Building, Septic System, & Wells - Please Note that a Site Sketch is Required on Page 3).
.30 Acre lot on Biscay Pond. Existing building to be torn Down. New Building 20 x 28 with 6 x 14 porch to be constructed. No well, Septic to be shared with 79 Hemlock. No Road construction. Setback from lake moved to 34' ± Contractor is certified in erosion control.

14. Proposed Use of Project
guest cottage

15. Estimated Cost of Construction
\$40,000 ±

Shoreland and Property Information

16. Lot Area (sq. ft.)
12500 ±

17. Frontage on Road (ft.)
NA

18. Sq. Ft. of Lot to be covered by Non-Vegetated Surfaces
644

19. Elevation Above 100-year Flood

20. Frontage on Water Body (ft.)
77'

21. Height of Proposed Structure
17'

22. Existing Use of Property
summer cottage

23. Proposed Use of Property
guest cottage

Note: Question 24 Applies Only to Expansions of Portion of Existing Structures which are Less than the Required Setback

24.A Total Floor Area of Portion of Structure which is Less than the Required Setback as of 1/1/1989 *644'* S.F.

24.B Floor Area of Expansions of Portion of Structure which is Less than the Required Setback from 1/1/1989 to Present _____ S.F.

24.C Floor Area of Proposed Expansion of Portion of Structure which is Less than the Required Setback _____ S.F.

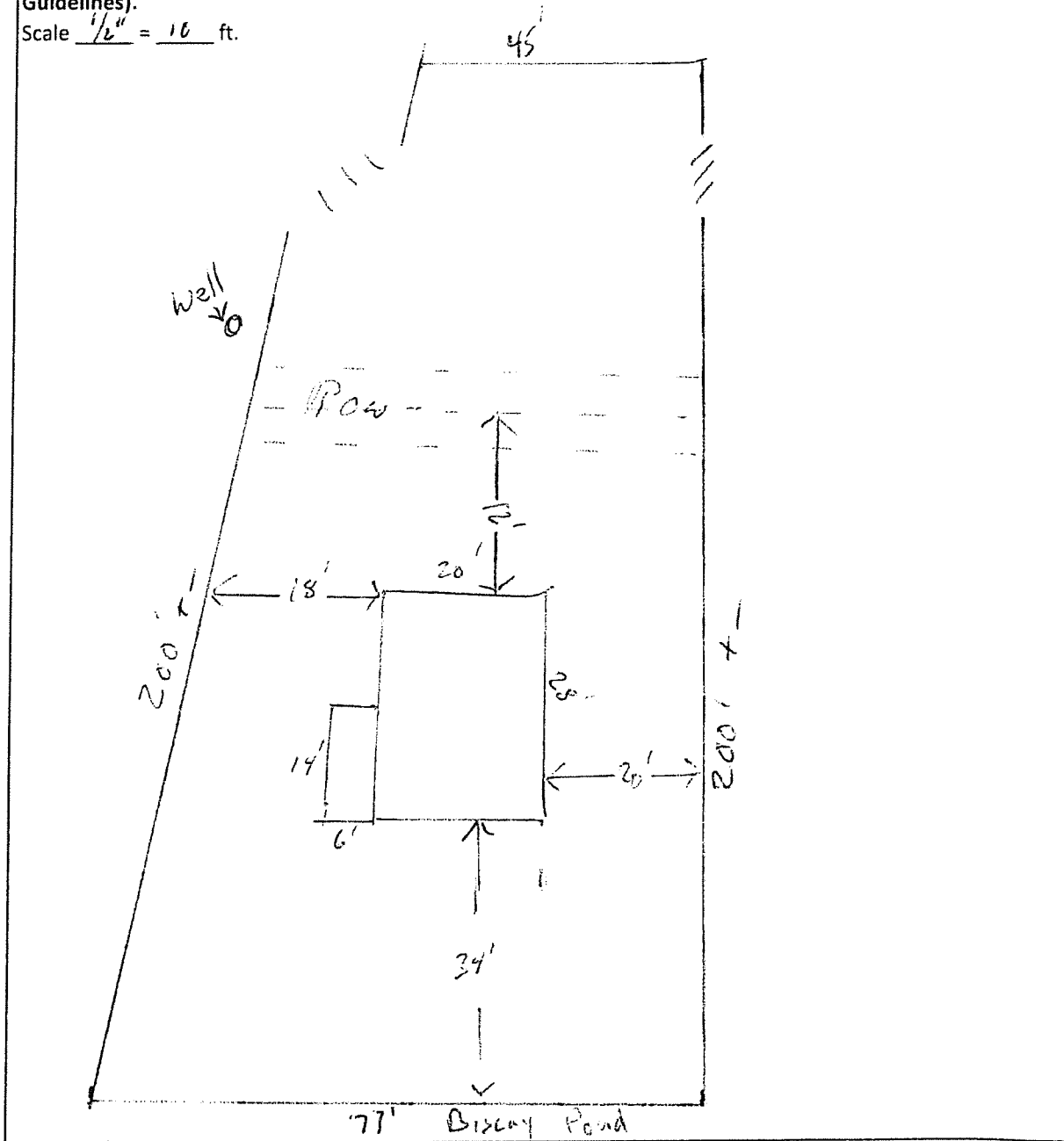
24.D Percentage (%) Increase of Floor Area of Actual and Proposed Expansions of Portion of Structure which are Less than the Required Setback since 1/1/1989 _____ S.F.

(% Increase = (B+C)/A x 100)
_____ %

Site Plan

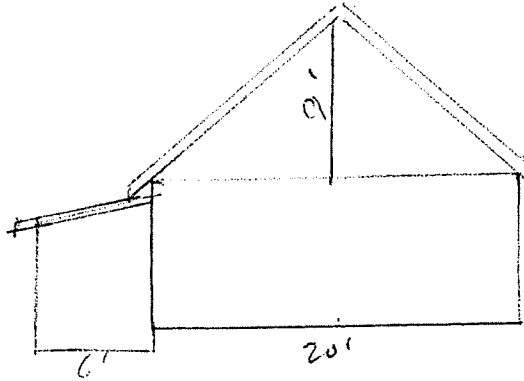
Please Include: Lot Lines; Area to be Cleared of Trees and Other Vegetation; the Exact Position of Proposed Structures, Including Decks, Porches and Outbuildings with Accurate Setback Distances from the Shoreline; Side and Rear Property Lines; the Location of Proposed Wells, Septic Systems and Driveways; and Areas and Amounts to be Filled or Graded. If the Proposal is for Expansion of an Existing Structure, Please Distinguish between the Existing Structure and the Proposed Expansion. **Note: For All Projects Involving Filling, Grading or other Soil Disturbance You Must Provide a Soil Erosion Control Plan Describing the Measures to be Taken to Stabilize Disturbed Areas Before, During and After Construction (see Shoreland Zoning Ordinance Guidelines).**

Scale $\frac{1}{2}'' = 16$ ft.



Front or Rear Elevation

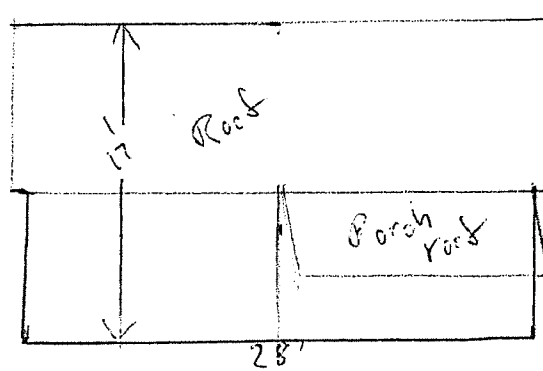
$1/2" = 5'$



Front

Note : Draw a Simple Sketch Showing Both the Existing and Proposed Structures with Dimensions. Please attach any Photos (with Labels) to back of Application

Side Elevation



Note: Draw a Simple Sketch Showing Both the Existing and Proposed Structures With Dimensions. Please Attach any Photos (with Labels) to Back of Application.

Additional Permits, Approvals and/or Reviews Required

Check if Required

_____ Planning Board Review/Approval (e.g. Subdivision, Site Plan Review)

_____ Board of Appeals Review/Approval

_____ Flood Hazard Development Permit

_____ Exterior Plumbing Permit (Approved HHE-200 Application Form)

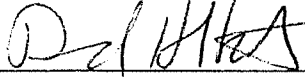
_____ Interior Plumbing Permit

_____ DEP Permit (Site Location, NRPA)

_____ Army Corps of Engineers (Sec. 404 of Clean Water Act)

Others:

Note: Applicant is Advised to Consult with the Code Enforcement Officer and Appropriate State and Federal Agencies to Determine Whether Additional Permits, Approvals and/or Reviews are Required

I Certify That All Information Given in this Application is Accurate. All Proposed Uses Shall be in Conformance with this Application and the Town of Damariscotta Shoreland Zoning Ordinance. I Agree to Future Inspections by the Code Enforcement Officer at Reasonable Hours.	
 _____ Applicant's Signature	<u>10/17/19</u> _____ Date
_____ Agent's Signature (if applicable)	_____ Date

Memorandum

To: Damariscotta Planning Board
Fm: Bob Faunce
Date: October 21, 2019
Re: Shoreland Zoning Application – Just Rite Storage, 677 Main Street

Bill Lane, P.E., on behalf of Just Rite Storage, has submitted an application for Site Plan Approval for a proposed 5,000 sf storage building at 677 Main Street. The PB previously conducted a site visit on August 19, 2019. Attached are the site plan, pre- and post- development drainage plans and the full Site Plan Review application (for those members who wish to print the application, page 31 summarizes the pre- and post-development runoff so you can skip printing the runoff calculations on pages 32-53 if you wish).

Also attached are the SPR Findings. With the following exceptions, staff believes the applicant has satisfied the performance Site Plan Review Performance Standards and recommends approval with conditions.

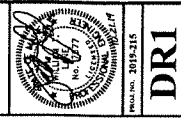
- The application states that 10 parking spaces will be provided but they are not shown on the site plan. The plan should be updated to show parking.
- The applicant needs to confirm that there will be no office or building maintenance areas within the building and that there will be no need for water or septic needs.
- The applicant should provide a narrative explaining the drainage plan and why post-development runoff will be less than existing conditions.
- In staff's opinion, the building rendering does not satisfy the section V building appearance standards. While staff understands that the applicant is proposing a storage building, this does not exempt the project from the section V requirements. Staff suggests the applicant consider some additional building details, windows, etc. in order to satisfy section V. In lieu of some improvements to the building's appearance, staff can not recommend approval.

Project Name: Just Rite Storage

Date: October 23, 2019

Site Plan Review Performance Standards		Findings
A.	Preserve and Enhance the Landscape	<i>Area to be developed previously mostly cleared. Tree buffer to be maintained along public road.</i>
B.	Relationship to Environment and Neighboring Buildings	<i>Proposed building will not be visible from off-site buildings.</i>
C.	Air Quality	<i>No impact</i>
D.	Lighting and Glare	<i>Lighting plan meets standard.</i>
E.	Noise	<i>No continuous sounds will be produced.</i>
F.	Adequacy of Public Road System	<i>Route 1B is below capacity and project will generate only about 10 additional trips per day.</i>
G.	Access into the Site	<i>MDOT approved access.</i>
H.	Parking and Circulation	<i>Applicant proposes 10 parking spaces, which satisfies local requirements, but not shown on the site plan.</i>
I.	Pedestrian Circulation	<i>Very little pedestrian traffic. 30-foot wide aisles suffice for pedestrian movement.</i>
J.	Existing Public Utilities and Services	<i>The project will not include plumbing for water or sewage disposal. No office space? This should be confirmed at the PH.</i>
K.	Water Quality	<i>No impact</i>
L.	Stormwater Management	<i>The stormwater calculations indicate that off-site runoff will not exceed existing conditions. The project requires DEP approval so local approval should be conditioned upon receipt of DEP permit.</i>
M.	Erosion and Sedimentation Control	<i>E&SC plan is consistent with Best Management Practices.</i>
N.	Water Supply	<i>None proposed</i>
O.	Natural Beauty	<i>Clearing of trees will be minimized and building should not be visible from the highway.</i>
P.	Historic and Archaeological Resources	<i>Letters from state indicating no such resources are on the site.</i>
Q.	Filling and Excavation	<i>Limited fill</i>
R.	Sewage Disposal	<i>None proposed</i>
S.	Phosphorus Control	<i>Site is not located in the watershed of a great pond.</i>

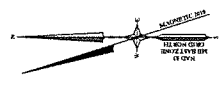
T.	Buffer Areas	<i>Buffer areas exceed 50 feet.</i>
U.	Signs	<i>Any signs will conform to town requirements.</i>
V.	Building Appearance	<i>The building rendering shows a typical industrial building and does not satisfy the section V standards.</i>
Large Scale Development Performance Standards		<i>Findings</i>
A.	Building Appearance	<i>N/A</i>
B.	Outdoor Sales	<i>N/A</i>
C.	Parking	<i>N/A</i>
D.	Bicycle and Pedestrian Facilities	<i>N/A</i>
E.	Landscaping	<i>N/A</i>
F.	Screening	<i>N/A</i>
G.	Building Reuse	<i>N/A</i>
Additional Standards for Buildings > 20,000 sf		<i>Findings</i>
H-1.	Visibility from roads	<i>N/A</i>
H-2.	Outbuildings	<i>N/A</i>
H-3.	Community Impact Statement	<i>N/A</i>



DRI
NOVEMBER 2019-2115

DRAINAGE LEGEND

[Hatched Area]	DRAINAGE AREA
[Symbol]	STREET PRINT
[Symbol]	TRANSITION BETWEEN FLOW TYPES (WITH FLOW DIRECTION INDICATION)
[Symbol]	TRANSITION BETWEEN FLOW TYPES
[Symbol]	SHEET FLOW
[Symbol]	SHALLOW CONCENTRATED FLOW
[Symbol]	CHANNEL FLOW
[Symbol]	UPPER FLOW PATH
[Symbol]	SLICE



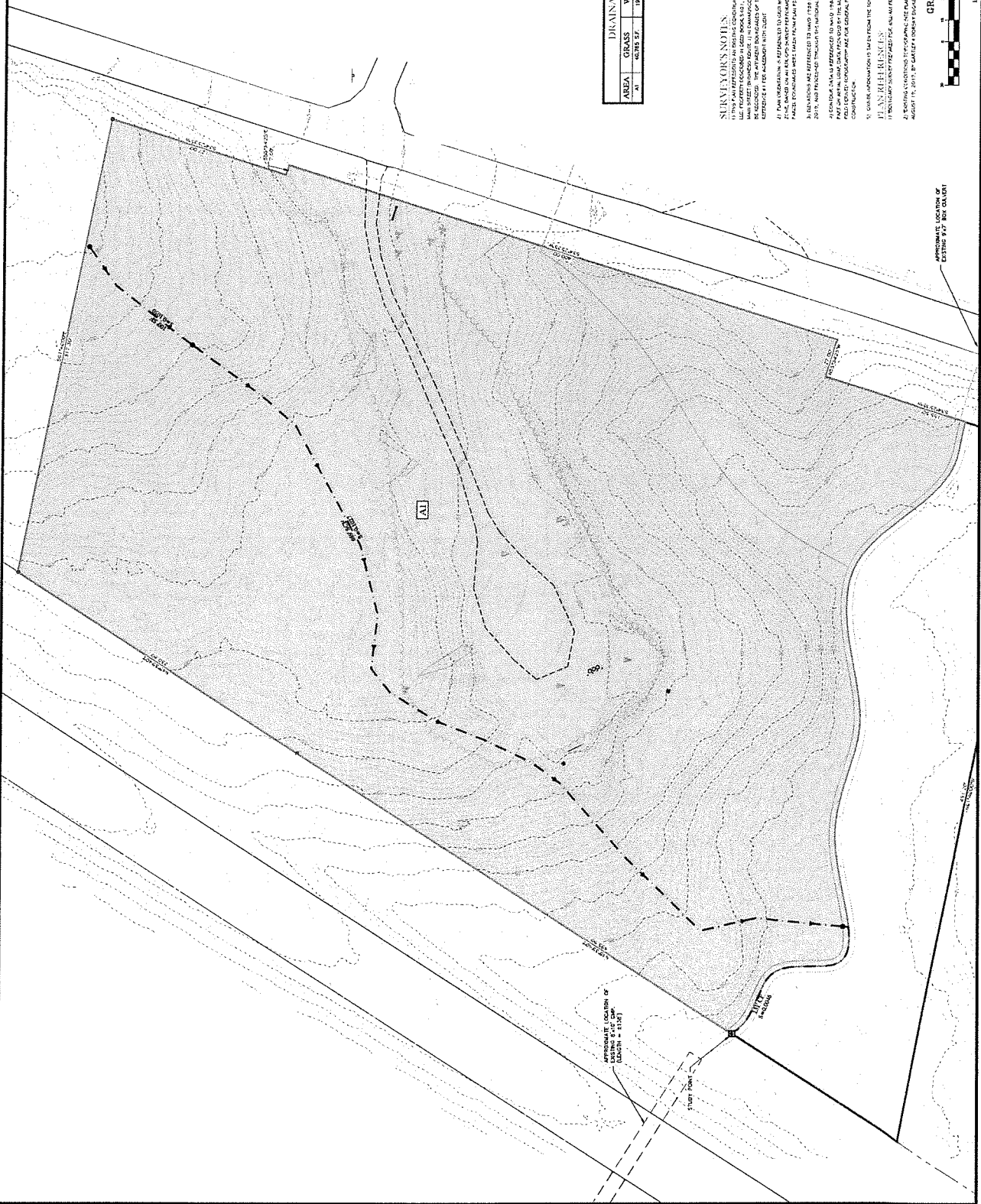
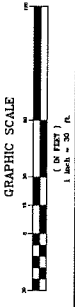
DRAINAGE AREA TABLE

AREA	GRASS	WOODS	IMPERVIOUS	TOTAL
AT	6278 S.F.	19,274 S.F.	4,557 S.F.	29,109 S.F.

SURVEYOR'S NOTES

- THIS PLAN REPRESENTS AN IDEALIZED SCENARIO REGARDING THE PLAN OF THE JUST RIGHT STORAGE & DIRTWORKS, LLC. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS OBSERVED THE EXISTING DRAINAGE PATTERNS AND HAS TAKEN INTO ACCOUNT THE TERRAIN AND THE LOCATION OF THE PROPERTY. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS OBSERVED THE EXISTING DRAINAGE PATTERNS AND HAS TAKEN INTO ACCOUNT THE TERRAIN AND THE LOCATION OF THE PROPERTY.
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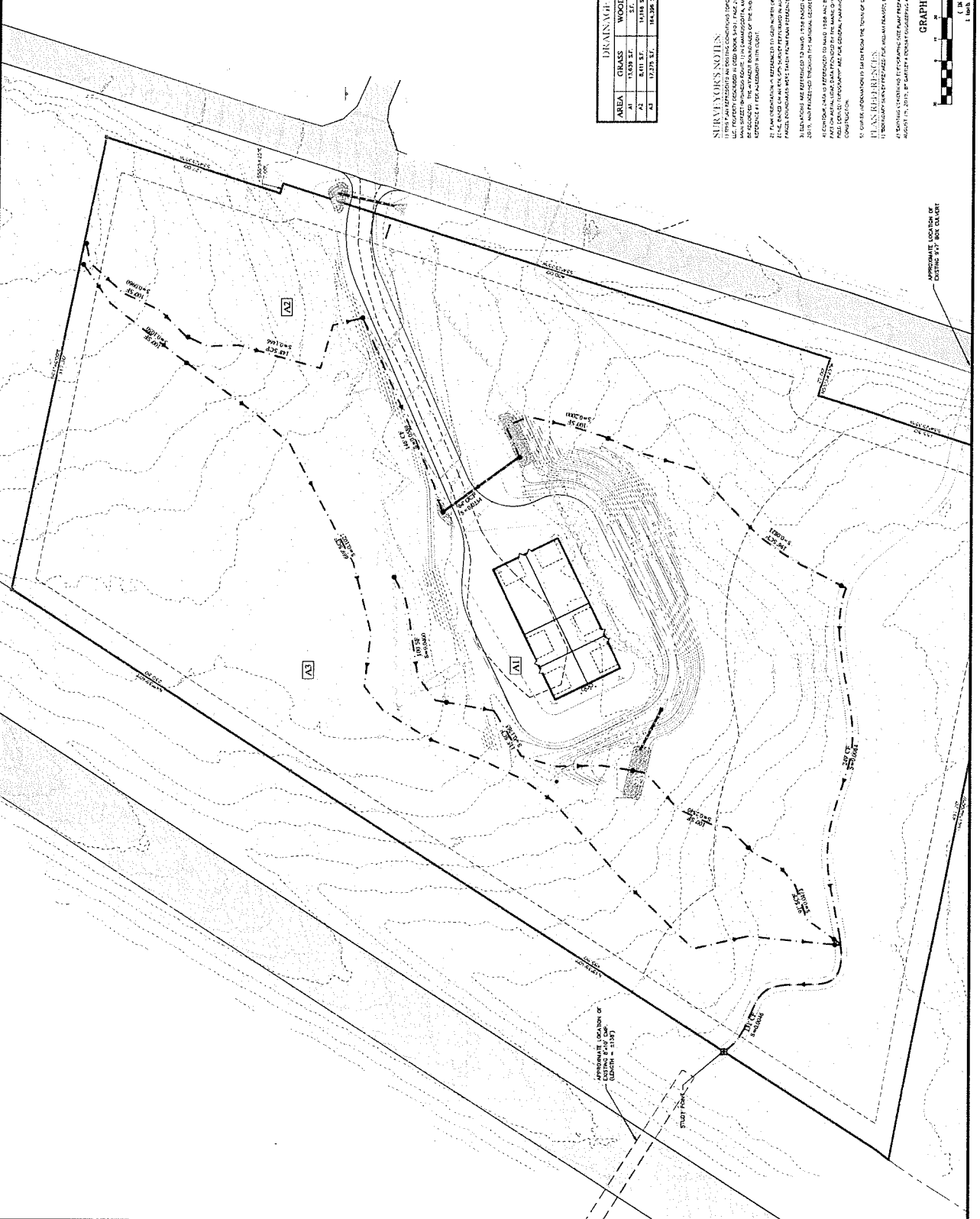
PLAN REFERENCE:
 ALL DIMENSIONS ARE IN FEET FROM THE TOWN OF DAMASCUS, MAINE COUNTY BOOK LIVED 2017.
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POST-DEVELOPMENT DRAINAGE

DRAINAGE LEGEND:
 DRAINAGE AREA
 START POINT
 END POINT
 TRANSITION BETWEEN FLOW TYPES
 SWEET FLOW
 SHALLOW CONCENTRATED FLOW
 CHANNEL FLOW
 CHANNEL FLOW
 LOCUS OF FLOW PATH
 SLOPE

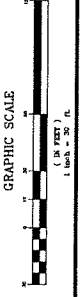
NORTH
 100' SCALE

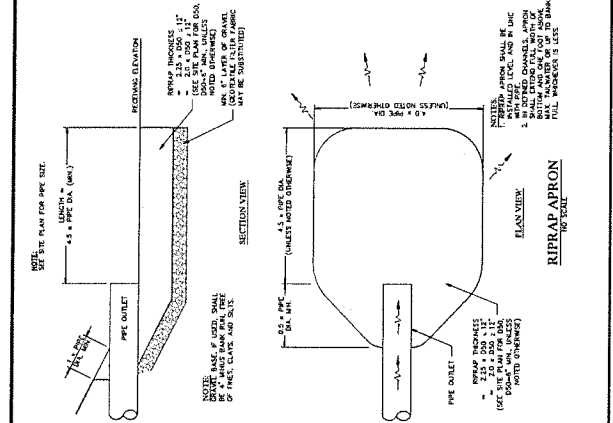
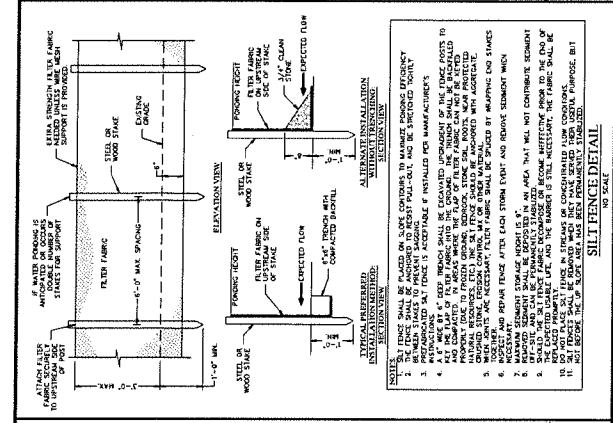


AREA	GRASS	WOODS	IMPERVIOUS	TOTAL
A1	1,639 S.F.	12,962 S.F.	21,203 S.F.	
A2	8,411 S.F.	13,188 S.F.	869 S.F.	22,468 S.F.
A3	17,279 S.F.	84,206 S.F.	2,004 S.F.	103,489 S.F.

SURVEYOR'S NOTES:
 1. THIS PLAN IS A REPRESENTATION OF THE EXISTING CONDITIONS TO BE MAINTAINED BY THE JUST RIGHT STORAGE & DIRTWORKS, LLC. IT IS NOT A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE SITE AND HAS FOUND NO OBVIOUS ERRORS OR OMISSIONS. THE SURVEYOR HAS NOT CONDUCTED A FIELD SURVEY OF THE SITE AND HAS NOT OBTAINED ANY MEASUREMENTS FROM THE SITE. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE SITE AND HAS FOUND NO OBVIOUS ERRORS OR OMISSIONS. THE SURVEYOR HAS NOT CONDUCTED A FIELD SURVEY OF THE SITE AND HAS NOT OBTAINED ANY MEASUREMENTS FROM THE SITE. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE SITE AND HAS FOUND NO OBVIOUS ERRORS OR OMISSIONS. THE SURVEYOR HAS NOT CONDUCTED A FIELD SURVEY OF THE SITE AND HAS NOT OBTAINED ANY MEASUREMENTS FROM THE SITE.

PLAN REFERENCES:
 1. TOPOGRAPHIC MAP PREPARED FOR JUST RIGHT STORAGE & DIRTWORKS, LLC, DATED AUGUST 17, 2019, BY GARVEY & GOTSKY ENGINEERING & SURVEYING, INC.





GENERAL NOTES

1. ALL DIMENSIONS ARE UNLESS OTHERWISE SPECIFIED.

2. ALL MATERIALS SHALL BE AS SPECIFIED IN THE SPECIFICATIONS.

3. ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE SPECIFICATIONS.

4. ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE SPECIFICATIONS.

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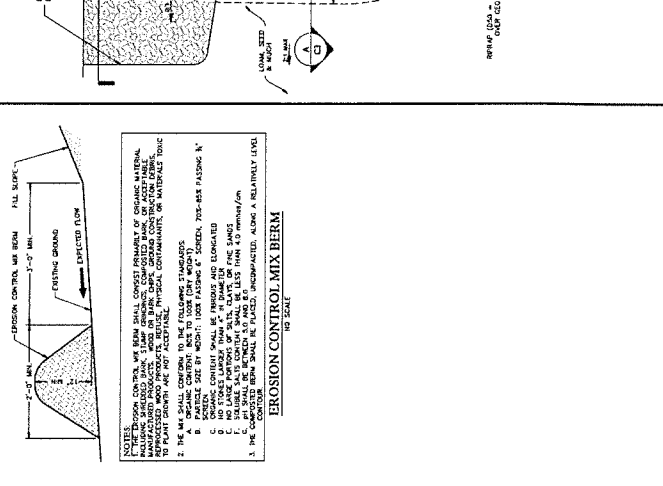
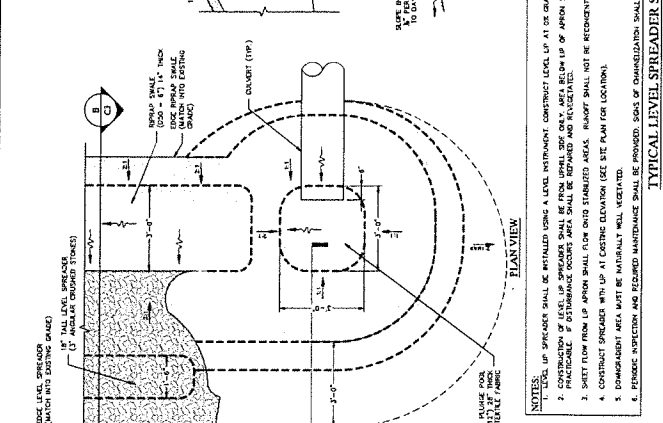
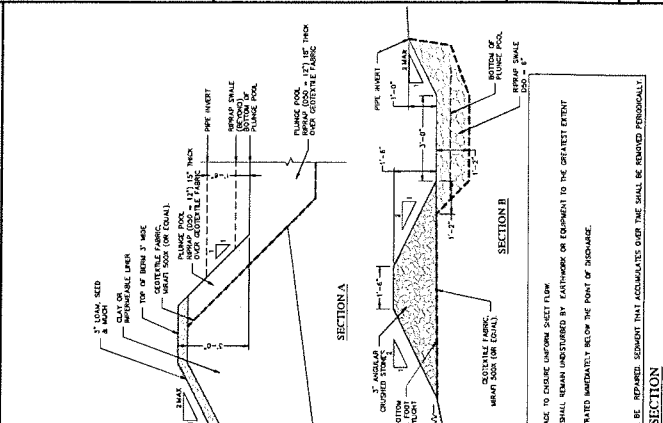
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DEPTH	PERCENTAGE OF GRAVEL	PERCENTAGE OF SAND	PERCENTAGE OF SILT	PERCENTAGE OF CLAY
0-1 INCH	90-95	5-10	0-5	0-5
1-2 INCH	85-90	10-15	0-5	0-5
2-3 INCH	80-85	15-20	0-5	0-5
3-4 INCH	75-80	20-25	0-5	0-5
4-5 INCH	70-75	25-30	0-5	0-5
5-6 INCH	65-70	30-35	0-5	0-5
6-7 INCH	60-65	35-40	0-5	0-5
7-8 INCH	55-60	40-45	0-5	0-5
8-9 INCH	50-55	45-50	0-5	0-5
9-10 INCH	45-50	50-55	0-5	0-5
10-11 INCH	40-45	55-60	0-5	0-5
11-12 INCH	35-40	60-65	0-5	0-5
12-13 INCH	30-35	65-70	0-5	0-5
13-14 INCH	25-30	70-75	0-5	0-5
14-15 INCH	20-25	75-80	0-5	0-5
15-16 INCH	15-20	80-85	0-5	0-5
16-17 INCH	10-15	85-90	0-5	0-5
17-18 INCH	5-10	90-95	0-5	0-5
18-19 INCH	0-5	95-100	0-5	0-5
19-20 INCH	0-5	100-100	0-5	0-5



EROSION CONTROL MIX BERM

1. THE MIX SHALL CONFORM TO THE FOLLOWING STANDARDS:

A. PARTICLE SIZE BY WEIGHT: 100% PASSING NO. 20

B. FINES: 5-10%

C. SANDS: 85-95%

D. GRAVELS: 0-5%

E. SILT AND CLAY: 0-5%

2. THE CONCRETE MIX SHALL BE PLACED, INCORPORATED, AND FINISHED AS A RELATIVELY LEVEL SURFACE.

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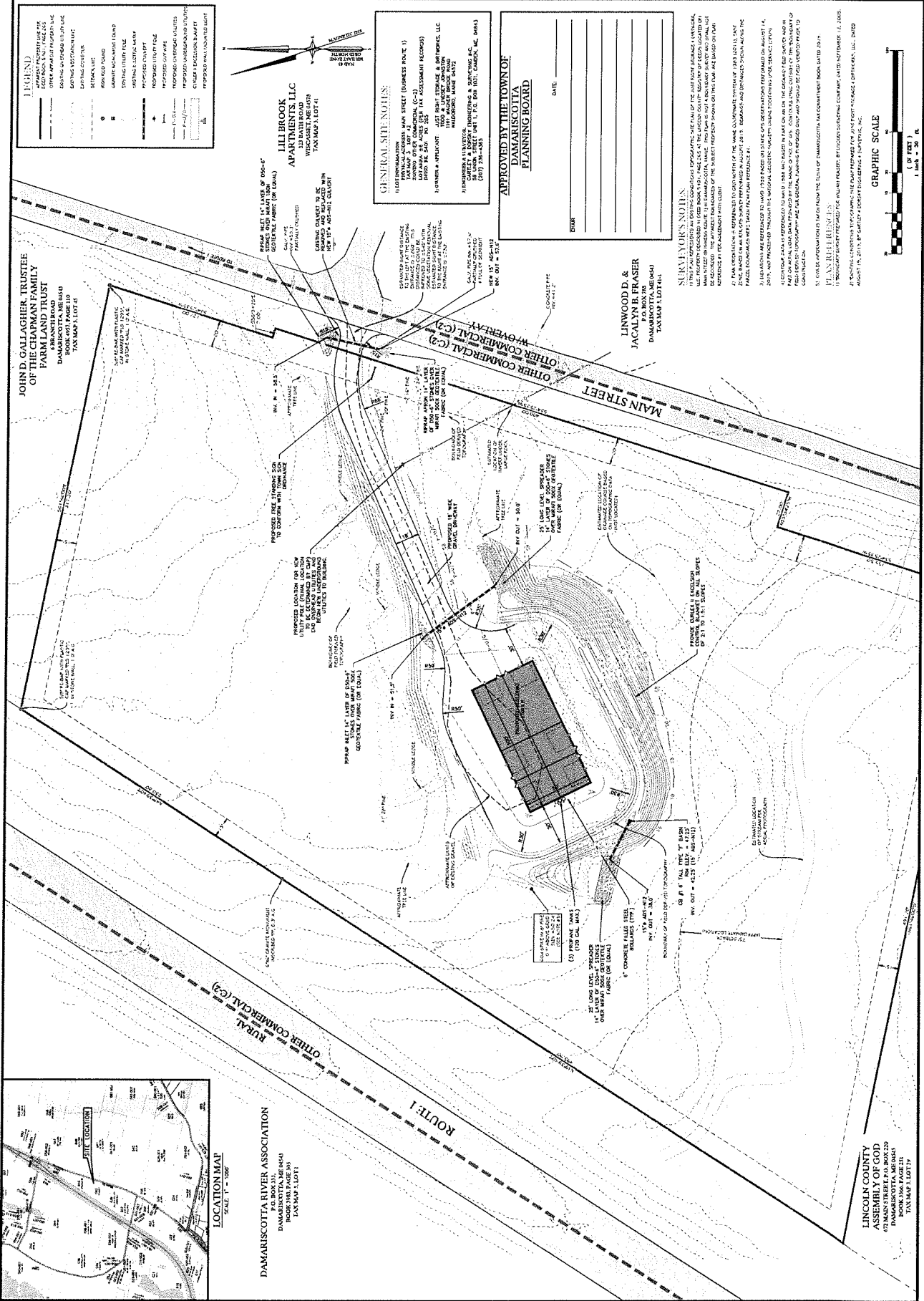
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LEGEND

	PROPOSED STRUCTURE FOOTPRINT
	PROPOSED STRUCTURE FOOTPRINT WITH FOUNDATION
	PROPOSED STRUCTURE FOOTPRINT WITH FOUNDATION AND EASEMENT
	PROPOSED STRUCTURE FOOTPRINT WITH FOUNDATION, EASEMENT, AND UTILITY
	PROPOSED STRUCTURE FOOTPRINT WITH FOUNDATION, EASEMENT, UTILITY, AND ACCESS
	PROPOSED STRUCTURE FOOTPRINT WITH FOUNDATION, EASEMENT, UTILITY, ACCESS, AND ELEVATION
	PROPOSED STRUCTURE FOOTPRINT WITH FOUNDATION, EASEMENT, UTILITY, ACCESS, ELEVATION, AND PARKING
	PROPOSED STRUCTURE FOOTPRINT WITH FOUNDATION, EASEMENT, UTILITY, ACCESS, ELEVATION, PARKING, AND SIGN
	PROPOSED STRUCTURE FOOTPRINT WITH FOUNDATION, EASEMENT, UTILITY, ACCESS, ELEVATION, PARKING, SIGN, AND OTHER

GENERAL SITE NOTES:

1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

4. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

5. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

APPROVED BY THE TOWN OF DAMARISCOTTA PLANNING BOARD

DATE: _____

PLANNING BOARD:

1. I HEREBY APPROVE THIS PLAN AND THE INFORMATION CONTAINED HEREIN FOR THE TOWN OF DAMARISCOTTA.

2. I HEREBY APPROVE THIS PLAN AND THE INFORMATION CONTAINED HEREIN FOR THE TOWN OF DAMARISCOTTA.

3. I HEREBY APPROVE THIS PLAN AND THE INFORMATION CONTAINED HEREIN FOR THE TOWN OF DAMARISCOTTA.

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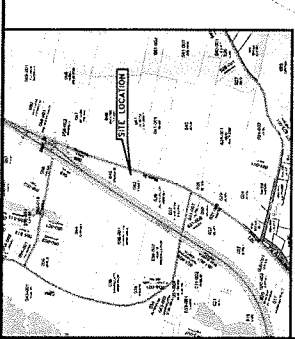
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DAMARISCOTTA RIVER ASSOCIATION
DAMARISCOTTA ME 04041
BOOK 103, PAGE 20
TOWN MAP LOT 1

LINCOLN COUNTY ASSEMBLY OF GOD
472 MAIN STREET, P.O. BOX 220
DAMARISCOTTA ME 04041
BOOK 103, PAGE 21
TOWN MAP LOT 1