TOWN OF DAMARISCOTTA

PLANNING BOARD MEETING AGENDA

When: Monday, September 14, 2020 - 6:00 PM

Where: Damariscotta Town Hall - 21 School Street
(Note: this will not be a Zoom meeting)

Pledge of Allegiance

REGULAR MONTHLY MEETING for September 14, 2020

MINUTES August 3, 2020 Meeting

A. OLD BUSINESS

1. 464 Main Street Center – Medical Marijuana Business
2. 115 Cottage Point Road – Residential Addition in the Shoreland Zone

B. NEW BUSINESS

1. 276 Main Street – Damariscotta Information Center – SPR Pre-application
2. 245 US Route 1 – Morning Dew Farm – SPR Pre-application

C. OTHER

1. Questions from the public.
2. Housekeeping
3. Planner's Reports

D. ADJOURN

Memorandum

To: Damariscotta Planning Board
Fm: Bob Faunce
Date: August 31, 2020
Re: Medical Marijuana and Tobacco Accessories Shop – 464 Main Street Centre

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Danielle Simmons has submitted a site plan review application to establish Above and Beyond, a medical marijuana and tobacco accessories shop in a commercial space at 254 Main Street Centre. Attached are the application, site visit minutes and review of performance standards. As the Board observed during the site visit, the project will occupy an existing commercial space within a small shopping center that was previously approved by the town. No exterior changes are proposed. The medical marijuana business will be in a separate room with controlled access. Security improvements will comply with state requirements.

Because the site is already developed, almost all submission requirements are not applicable. The applicant has notified abutters of the project. As attested to in the attached review of performance standards, I believe the project complies with the all applicable standards and I recommend final approval.

For Office Use Only:
Submission Date _____
Fee Amount: _____

Town of Damariscotta Site Plan Review *Application* Form

Project Name: Above And Beyond

1. Applicant Charles Simmons Danielle simmons Daniellesimmons27@gmail.com	2. Applicant's Address 961 biscay road Bremen, maine.	3. Applicant's Tel # and Email 2073807992 2073805837
4. Property Owner Nicholas Chassie	5. Owner's Address 58 walpole meeting house road South Bristol, Maine.	6. Owner's Tel # and Email 207-563-2101
6. Engineer/Consultant n/a	7. Engineer/Consultant's Address n/a	9. Engineer/ Consultant Tel/Email N/A
10. Location/Address of Property 464 main street	11. Tax Map/Lot & Date Lot Created Map 008 Lot 028	12. Zoning District C-1

✓	*if submitted*	
N/a	13	Description of property Including a description of all proposed construction, (e.g. land clearing, road building, buildings, parking, signage, utilities, parking areas, etc.)
X	E.1	Signed SPR Application
X	E.2	Evidence of Right, Title or Interest
X	E.3	Site Plan at a scale of not more than 50'=1" with two 24'x36" for presentation purposes showing all of the following information:
X	E.3 a	Names & addresses of all abutters on plan and on a separate listing
X	E.3.b	Sketch map showing General location of site within the town
n/a	E.3.c	Boundaries of all contiguous property under the control of the owner or applicant regardless of whether all or part is being developed at this time.

n/a	E.3.d	The bearings and distances of all property lines and the source of this information. The Board may waive the requirement of a formal boundary survey when sufficient information is available to clearly establish, on the ground, all property boundaries
n/a	E.3.e	Classification(s) of the property and the location of zoning district boundaries as applicable.
n/a	E.3.f	Soil types and location of soil boundaries suitable for waste water disposal as certified by a registered engineer or soil scientist.

n/a	E.3 g	The location of all building setbacks and buffers required by this or other ordinances of the Town of Damariscotta.
X	E.3 h	The location, size, and character of all signs and exterior lighting.
n/a	E.3.i	The location of all existing and proposed buildings (including size and height), driveways, sidewalks, parking spaces and associated structures, snow storage areas, loading areas, open spaces, large trees, open drainage courses, signs, exterior lighting, service areas, easements, and landscaping.
n/a	E.3.j	The location of all buildings within 50 feet of the parcel to be developed and the location of intersecting roads or driveways within 200 feet of the parcel.
n/a	E.3.k	The location of all buildings within 50 feet of the parcel to be developed and the location of intersecting roads or driveways within 200 feet of the parcel.
n/a	E.4	A Stormwater Management Plan including Low Impact Development (LID) measures in conformance with the provisions of §102.6.L. See definition of LID in §102.4
n/a	E.5	An erosion and sediment control plan in conformance with the provisions of §102.6.M
X	E.6	Building plans showing, at a minimum, floor plans and all elevations clearly indicating the type, color, and texture of all exterior surfacing materials of all proposed principal buildings and structures and all accessory buildings and structures.
n/a	E.7	Copies of any proposed or existing easements, covenants, deed restrictions, etc.
X	E.8	A list of all applicable State & Federal permits
n/a	E.9	Identification of districts, sites, buildings, structures or objects, significant in American history, architecture, archaeology, engineering or culture, that are listed, or eligible for listing, in the National Register of Historic Places (see 16 U.S.C. 470w(5); 36 CFR 60 and 800).
X	E.10	Demonstration of financial and technical capacity to complete the project, as proposed, in accordance with this ordinance and the approved plan.
n/a	E.11	Location of any floodplains on the project parcel as well as any wetlands and streams as identified by a wetlands scientist or other certified wetlands professional.
n/a	E.12	Soils test pit log demonstrating suitable soils for subsurface sewage disposal unless connection to a public sanitary sewer is proposed, in which case a letter from the Great Salt Bay Sanitary District attesting to its ability to accept sanitary wastes from the proposed development.
n/a	E.13	A phosphorus impact report if the project is within the watershed of a great pond.
n/a	E.14	An estimate of the amount of domestic water required for the project; if connection to the public water system is proposed, a letter from the Great Salt Bay Water District attesting to its ability to provide sufficient water to the project; if water is to be supplied by wells, the results of a hydrological study if required by the Planning Board.
n/a	E.15	Plan for supplying water for fire protection.

n/a	E.16	Letters from appropriate state authorities attesting to the project's impact, if any on historic, archaeological and rare or endangered plant or animal species on or in the vicinity of the project parcel.
n/a	E.17	Demonstration that access to the site will be safe and will meet or exceed minimum required sight distance.
n/a	E.18	Demonstration that the project will comply with applicable noise and air quality standards.
n/a	E.19	A scenic assessment and landscaping plan for the site consistent with the recommendations of the Damariscotta Comprehensive Plan that includes drawings and/or photo simulations including elevations of proposed buildings, topography and landscaping as well as sidewalks (if applicable), illustrating the view from each public roadway adjacent to the proposed development.

Note: The applicant shall submit a plan that fully satisfies the §102.6 Performance Standards and, if applicable, the §102.7 Large Scale Development Performance Standards. The applicant may also submit an accompanying separate plan that sets out any proposed waivers from §102.6 and§102.7 Performance Standards accompanied by a written statement(s) explaining why the applicant believes the waivers would still accomplish the purpose of the performance standard so proposed to be altered.

Check if Required

___X___ Planning Board Review/Approval (e.g. Subdivision)

_____ 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)

_____ MaineDOT Entrance or Traffic Permit

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 Applicable Town of Damariscotta Zoning Ordinances. I Agree to Future Inspections by the Code Enforcement Officer at Reasonable Hours.

Danielle Simmons Charles Simmons	7/7/2020
Applicant's Signature	Date
Agent's Signature (if applicable)	Date

Damariscotta Planning Board

Site Visit

Above and Beyond Medical Marijuana Establishment

464 Main Street Centre

August 4, 2020

Members Present: Wilder Hunt, Neil Genthner, Jonathan Eaton, Ann Jackson, Jenny Begin
Staff Present: Bob Faunce, Stan Waltz
Applicant: Charles Simmons, Danielle Simmons, Larry Keefe

The applicants explained how the medical marijuana and retail businesses would operate. The medical marijuana business would be contained in a separate area walled off from the rest of the floor area with access limited to those authorized to purchase product. Security provisions will comply with state requirements. Parking appeared satisfactory and signage will comply with the provisions of the sign ordinance. Overall, the leased space will require minimal alterations since it was previously used for commercial purposes.

SITE PLAN REVIEW

Above and Beyond
464 Main Street

§102.6 PERFORMANCE STANDARDS

The following standards are to be used by the Board in judging applications for site plan review.

A. Preserve and Enhance the Landscape – *existing commercial space, no impact*

B. Relationship to Environment and Neighboring Buildings - *existing commercial space, no impact*

C. Air Quality – *no impact*

D. Lighting and Glare- *no additional lighting*

E. Noise - *existing commercial space, no impact*

F. Adequacy of Public Road System – *previously approved*

G. Access into the Site – *previously approved*

H. Parking and Circulation- *adequate*

I. Pedestrian Circulation - *adequate*

J. Existing Public Utilities and Services - *existing commercial space, no impact*

K. Water Quality – *no impact*

L. Storm Water Management - *existing commercial space, no impact*

M. Erosion and Sediment Control - *existing commercial space, no impact*

N. Water Supply – *no expected increase in usage*

O. Natural Beauty - *existing commercial space, no impact*

P. Historic and Archaeological Resources - *existing commercial space, no impact*

Q. Filling and Excavation- *existing developed site*

R. Sewage Disposal – no significant change in usage

S. Phosphorus Control – *not in drainageshed of great pond*

T. Buffer Areas - *existing commercial space, no impact*

U. Signs - *will conform to sign ordinance*

V. Building Appearance – *no change in building exterior*

§102.7 LARGE-SCALE DEVELOPMENT - *N/A*

A. Building Appearance.

B. Outdoor Sales.

C. Parking.

D. Bicycles and Pedestrian Facilities

E. Landscaping

F. Screening

G. Building Reuse

H. Additional Standards for Large Scale Developments with buildings 20,000 square feet or greater in total floor area

Memorandum

To: Damariscotta Planning Board
Fm: Bob Faunce
Date: August 31, 2020
Re: 115 Cottage Point Road – Residential Addition in the Shoreland Zone

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Heidi Rosenwald previously submitted an application to construct a residential addition at 115 Cottage Point Road in the Shoreland zone. I previously forwarded to you her application, site plan and building plans for the addition. Attached are the minutes of the site visit.

The property is non-conforming due to lot size and setback. The maximum lot coverage of 20% and the maximum 30% increase in floor area will not be exceeded with proposed construction. The only issue that has not yet been addressed is the condition and sufficiency of the septic system. I recommend that based on the following findings the board approve the project and include a condition of approval that a building permit not be issued until the CEO is satisfied that the septic system can accommodate the number of bedrooms on the property or he has approved plans for improving or replacing the septic system.

(1) Will maintain safe and healthful conditions; *addition is on the road side of the property*

(2) Will not result in water pollution, erosion, or sedimentation to surface waters; *no direct runoff into the river*

(3) Will adequately provide for the disposal of all wastewater; *satisfied with the following condition of approval: a building permit not be issued until the CEO is satisfied that the septic system can accommodate the number of bedrooms on the property or he has approved plans for improving or replacing the septic system*

(4) Will not have an adverse impact on spawning grounds, fish, aquatic life, bird or other wildlife habitat; *no impact*

(5) Will conserve shore cover and visual, as well as actual, points of access to inland and coastal waters; *addition not visible from the river*

(6) Will protect archaeological and historic resources as designated in the comprehensive plan; *no impact*

(7) Will not adversely affect existing commercial fishing or maritime activities in a Commercial Fisheries/Maritime Activities district; *no impact*

(8) Will avoid problems associated with floodplain development and use; *not in floodplain*

(9) Is in conformance with the provisions of Section 15, Land Use Standards. *Yes*

Damariscotta Planning Board

Site Visit

115 Cottage Point Road

August 4, 2020

Members Present: Wilder Hunt, Neil Genthner, Jonathan Eaton, Ann Jackson, Jenny Begin
Staff Present: Bob Faunce, Stan Waltz
Applicant: Heidi Rosenwald

The applicant reviewed her plans for the addition including the area to be cleared. At least one mature hardwood will be removed. The addition will be sited on the road side of the residence and will not exceed the maximum 30% increase allowed for residences that are non-conforming due to shoreline setback. The existing septic system includes a raised bed of unknown age and capacity. The applicant will need to have the septic system inspected to determine its condition and its sufficiency to accommodate the total number of bedrooms on the property.

Memorandum

To: Damariscotta Planning Board
Fm: Bob Faunce
Date: August 31, 2020
Re: Damariscotta Information Center – Main Street

On behalf of the Damariscotta Area Chamber of Commerce Michelle Phelps has submitted a pre-application for renovation of the Damariscotta Information Center, construction of an addition and parking lot and other site improvements. It is our understanding that the building was constructed in the 1930's and has become deteriorated to the extent that it has been unused for several years. It is owned by MaineDOT and leased to the Damariscotta Bureau of Information . MaineDOT has expressed interest in selling the building and lot to the town or transferring the lease to another party. The Chamber is proposing to acquire sufficient interest to redevelop the site to house a small museum, Chamber offices and facilities and a small meeting room. The existing parking spaces along Main Street would be removed and replaced by a small parking lot with a one-way entrance from Main Street and a one-way exit onto Vine Street.

Attached are the pre-application, a preliminary site plan, building plan and elevation and a rendering. The Planning Board should schedule a site visit at the upcoming meeting.

For Office Use Only:
PB Pre-App Meeting Date: _____
PB Site Visit Date: _____

Town of Damariscotta
Site Plan Review *Pre-Application* Form

(Submit 10 Copies to Code Enforcement Officer)

General Information

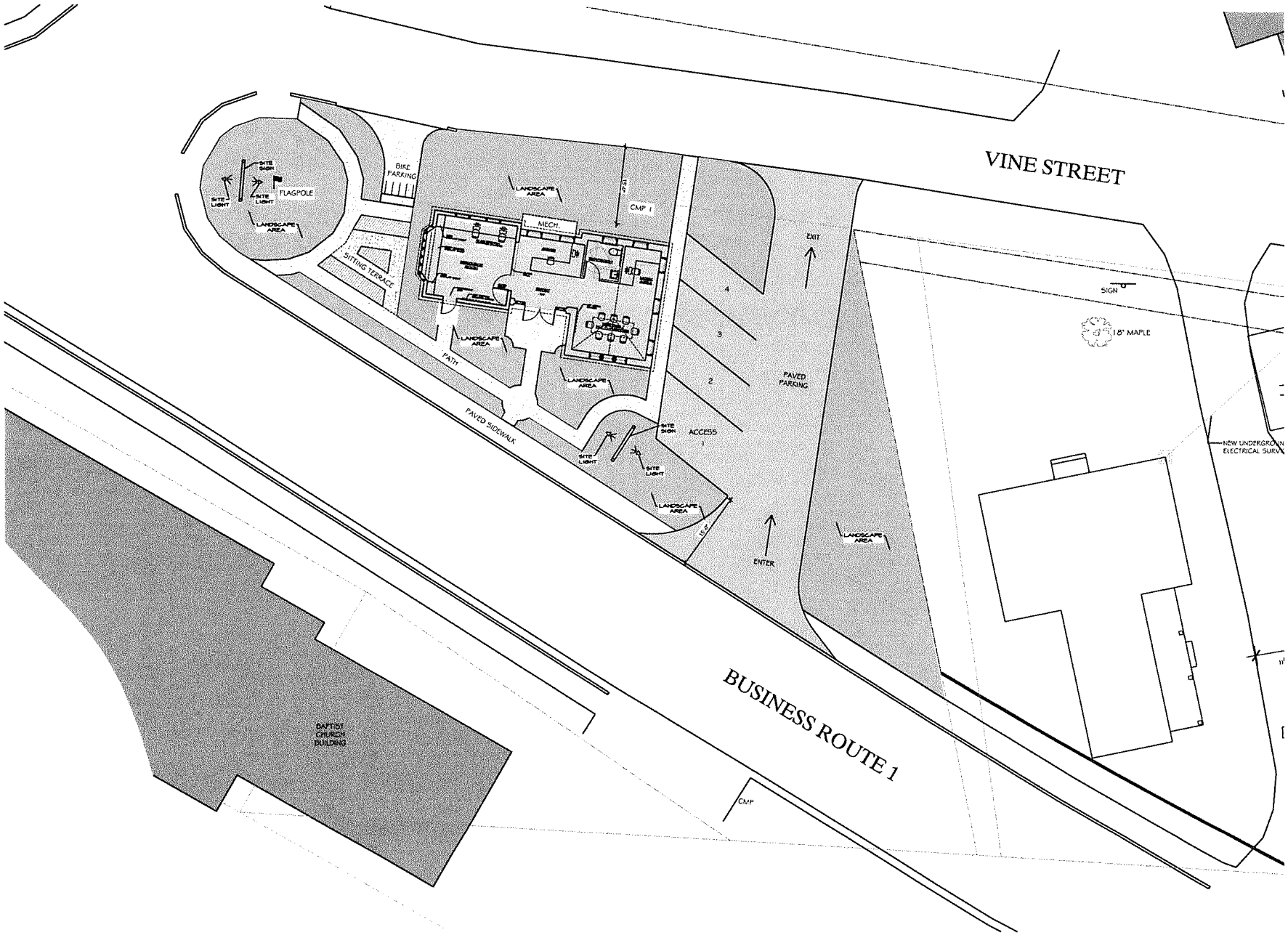
1. Applicant DAMARISCOTTA REGION CHAMBER OF COMMERCE (DRCC)	2. Applicant's Address P.O. BOX 13 DAMARISCOTTA, ME 04543	3. Applicant's Tel # and Email 207-563-8340 jroberts@lcnme.com JOHN ROBERTS
4. Property Owner BUREAU OF INFORMATION DAMARISCOTTA (DRCC PENDING)	5. Owner's Address P.O. BOX 33 DAMARISCOTTA, ME 04543	6. Owner's Tel # and Email UNKNOWN
7. Engineer/Consultant PHELPS ARCHITECTS INC	8.Engineer/Consultant Address P.O. BOX 32 DAMARISCOTTA, ME 04543	9. Engineer/Consultant Tel # and Email 207-563-1616 mphelps@phelpsarchitects.com
10. Location/Address of Property 276 MAIN STREET DAMARISCOTTA, ME	11. Tax Map/Lot 6/117	12. Zoning District C-2

13. Description of Proposed Project and Any Requested Waivers (Note - There is a Presumption of No Waivers. The Applicant Must Document the Negative Effects of Denied Waiver(s))

Sketch Plan

Please Include: Outline of the Tract or Parcel with Estimated Dimensions, Road Rights of Way and Existing Easements; North Arrow; Proposed Layout of the Building(s), Driveways and Parking Areas; Identification of General Areas of Steep Slopes, Wetlands, Streams and Flood Plains; and Other Information Pertinent to the Project.

Google Earth Pro



PHELPS ARCHITECTS

- PLANNING
- COMMERCIAL
- RESIDENTIAL
- INTERIOR DESIGN

MICHELLE B. PHELPS, ASSOC. AIA
DANIEL A. PHELPS, AIA, NCARB

278 MAIN STREET, P.O. BOX 32
DAMARISCOTTA, ME 04543
PH 207-563-1016

477 CONGRESS STREET, 5TH FLOOR
PORTLAND, ME 04101
PH 207-523-3441

www . phelpsarchitects . com

DAMARISCOTTA INFO. CENTER

Main Street
Damariscotta, Maine

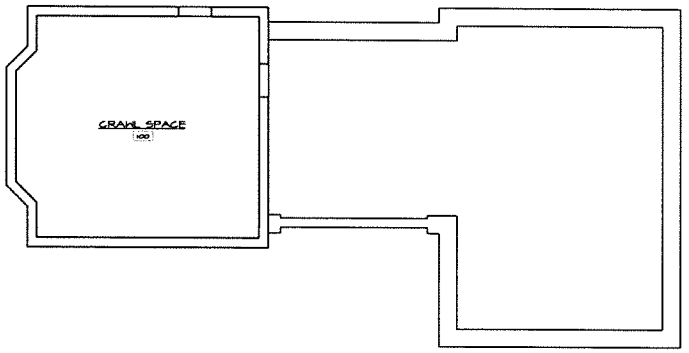
REVISIONS:	DATE:

DRAWING TITLE:
SITE PLAN

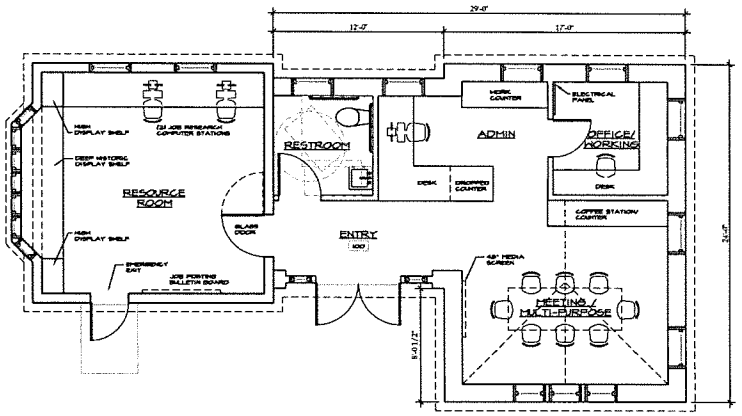
DATE:
08/28/20

SCALE:
1/8" = 1'-0"

DRAWING NUMBER:
S-001



CRAWL SPACE
1/4" = 1'-0"



FIRST FLOOR PLAN
1/4" = 1'-0"

PHELPS
ARCHITECTS
PLANNING
COMMERCIAL
RESIDENTIAL
INTERIOR DESIGN
MICHELLE B. PHELPS, ASSOC. AIA
DANIEL A. PHELPS, AIA, NCARB
278 MAIN STREET, P.O. BOX 32
DAMARISCOTTA, ME 04543
PH 207-563-1616
477 CONGRESS STREET, 5TH FLOOR
PORTLAND, ME 04101
PH 207-523-3441
www . phelpsarchitects . com

DAMARISCOTTA INFO. CENTER

Main Street
Damariscotta, Maine

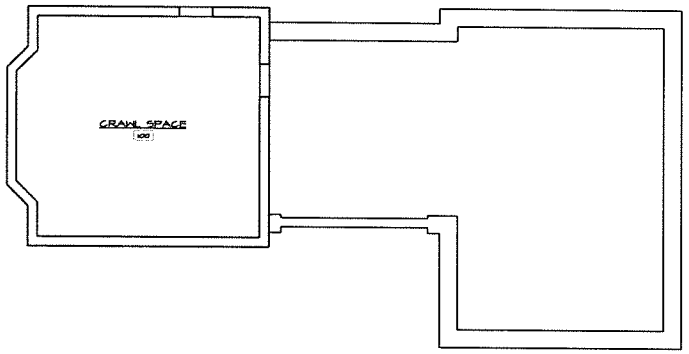
REVISIONS: DATE:

DRAWING TITLE:
FLOOR PLANS

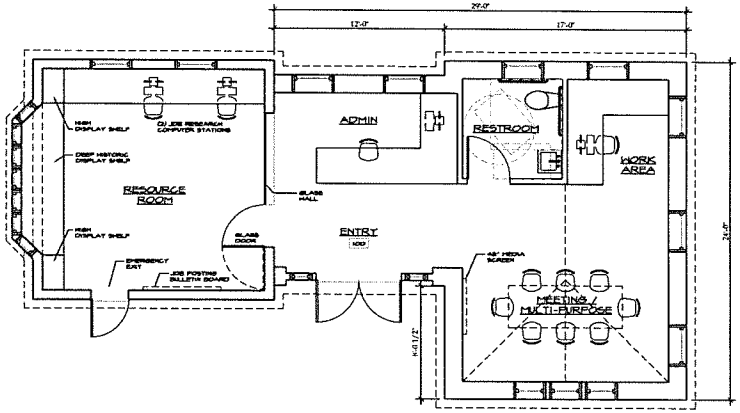
DATE:
08/28/20

SCALE:
1/4" = 1'-0"

DRAWING NUMBER:
A-100
OPT-1



CRAWL SPACE
1/4" = 1'-0"



FIRST FLOOR PLAN
1/4" = 1'-0"

PHELPS
ARCHITECTS

- PLANNING
- COMMERCIAL
- RESIDENTIAL
- INTERIOR DESIGN

MICHELLE B. PHELPS, ASSOC. AIA
DANIEL A. PHELPS, AIA, NCARB

278 MAIN STREET, P.O. BOX 32
DAMARISCOTTA, ME 04543
PH 207-563-1618

477 CONGRESS STREET, 5TH FLOOR
PORTLAND, ME 04101
PH 207-623-3441

www . phelpsarchitects . com

DAMARISCOTTA INFO. CENTER

Main Street
Damariscotta, Maine

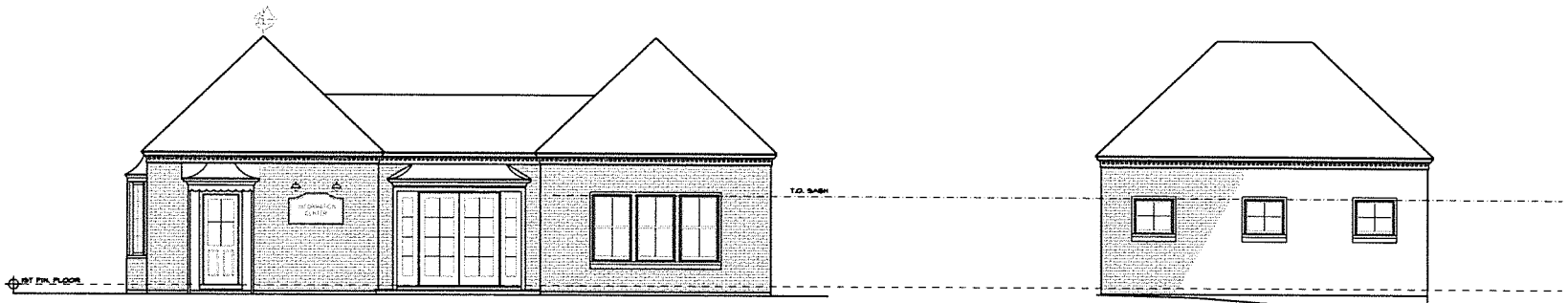
REVISIONS:	DATE:

DRAWING TITLE:
FLOOR PLANS

DATE:
08/28/20

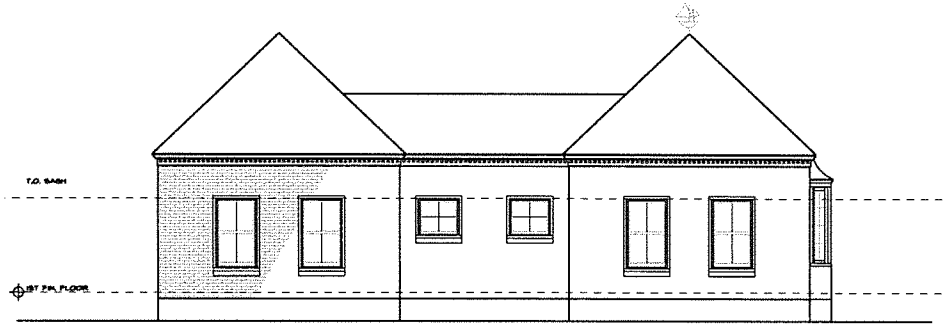
SCALE:
1/4" = 1'-0"

DRAWING NUMBER:
A-100
OPT-2

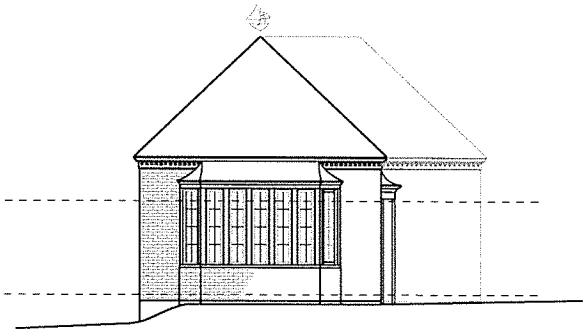


SOUTH ELEVATION
1/4" = 1'-0"

EAST ELEVATION
1/4" = 1'-0"



NORTH ELEVATION
1/4" = 1'-0"



WEST ELEVATION
1/4" = 1'-0"

PHELPS
ARCHITECTS

- PLANNING
- COMMERCIAL
- RESIDENTIAL
- INTERIOR DESIGN

MICHELLE B. PHELPS, ASSOC. AIA
DANIEL A. PHELPS, AIA, NCARB

278 MAIN STREET, P.O. BOX 92
DAMARISCOTTA, ME 04543
PH 207-563-1018

477 CONGRESS STREET, 5TH FLOOR
PORTLAND, ME 04101
PH 207-523-3441

www . phelpsarchitects . com

DAMARISCOTTA INFO. CENTER

Main Street
Damariscotta, Maine

REVISIONS:	DATE:

DRAWING TITLE:
EXTERIOR ELEVATIONS

DATE:
03/27/20

SCALE:
1/4" = 1'-0"

DRAWING NUMBER:
A-200

Memorandum

To: Damariscotta Planning Board
Fm: Bob Faunce
Date: September 2, 2020
Re: 245 US Route 1 – Morning Dew Farm

Brady Hatch and Brenden McQuillen have submitted a pre-application for Site Plan Approval for several improvements at the Morning Dew Farm, 245 US Route 1. The project site now includes or is proposed to include agricultural fields, an access road, a barn, compost pit with concrete floor and several greenhouses. I have not yet had an opportunity to discuss details with the applicant but given some of the time constraints impacting the farm, I have included the farm on the agenda for the September meeting. I have asked the applicants to explain to the Planning Bard what improvements now exist and what are being proposed now and, potentially, in the future. I have asked them to include a more formal site plan with their site plan application, which will be on the October agenda.

I understand that several greenhouses are moved from time to time around the farm for purposes of soil rotation. I would consider these temporary structures and not subject to Planning Board approval but these can be pointed out during the site visit, which the Board should schedule at the upcoming meeting. Attached are the pre-application with sketch plan and an HHE-200 form for a proposed septic system

For Office Use Only:
PB Pre-App Meeting Date: _____
PB Site Visit Date: _____

Town of Damariscotta
Site Plan Review *Pre-Application* Form

(Submit 10 Copies to Code Enforcement Officer)

General Information

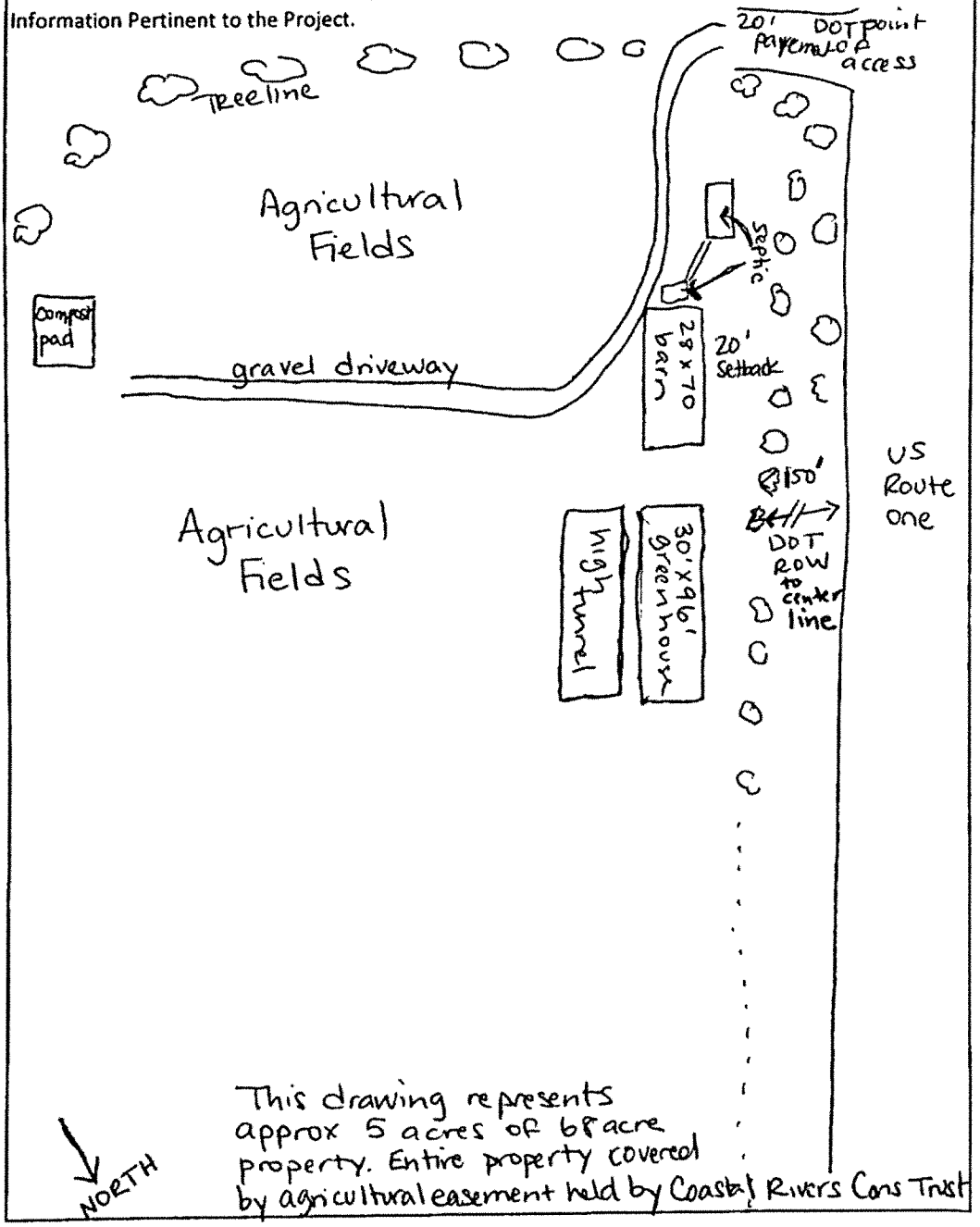
1. Applicant Brady Hatch Brendan McQuillen	2. Applicant's Address 5 Trails End Road Newcastle, ME 04553	3. Applicant's Tel # and Email 207.350.5075 morningdewfarm@gmail.com
4. Property Owner same as above	5. Owner's Address same as above	6. Owner's Tel # and Email same as above
7. Engineer/Consultant Rimol Greenhouse (contact: Michael Bisogno) Adam Maltese, barn design Alexander Brown, USDA-NRCS, compost pad and driveway	8.Engineer/Consultant Address 40 Londonderry Turnpike, Hooksett, NH Abbie Lane, Damariscotta, ME 50 Hospital St, Augusta, ME	9. Engineer/Consultant Tel # and Email mbisogno@rimol.com 802-495-6197 adammaltese@gmail.com alexander.brown@usda.gov 207-480-3939
10. Location/Address of Property 245 U.S. Route 1 Damariscotta	11. Tax Map/Lot 003-060-003	12. Zoning District C-2

13. Description of Proposed Project and Any Requested Waivers (Note - There is a Presumption of No Waivers. The Applicant Must Document the Negative Effects of Denied Waiver(s))

- 30'x96' greenhouse (engineered by Rimol Greenhouse)
- 28'x70' barn (designed by Adam Maltese)
- septic (Peter MacCready)
- 12' x 24' three sided compost shed on concrete pad (designed by USDA-NRCS)
- access to new structures via DOT permitted access from U.S. Route 1. 20' asphalt per DOT design (Hagar Enterprises)
- gravel driveway to barn and compost shed (designed by USDA-NRCS)
- site has been assessed for suitability by state soil scientist Dave Rocque and USDA NRCS engineer Lori

Sketch Plan

Please Include: Outline of the Tract or Parcel with Estimated Dimensions, Road Rights of Way and Existing Easements; North Arrow; Proposed Layout of the Building(s), Driveways and Parking Areas; Identification of General Areas of Steep Slopes, Wetlands, Streams and Flood Plains; and Other Information Pertinent to the Project.



SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Maine Dept Health & Human Services
Div of Environmental Health 11 SHS
(207) 287-2070 Fax (207) 287-4172

PROPERTY LOCATION

City, Town or Plantation: Damariscotta

Street or Road: Rte. 1

Subdivision, Lot #:

>> CAUTION: LPI APPROVAL REQUIRED <<

Town/City _____ Permit # _____

Date Permit Issued __/__/__ Fee $_____ Double Fee Charged [ ]

Local Plumbing Inspector Signature _____ LPI # _____

Owner Town State

OWNER/APPLICANT INFORMATION

Name (last, first, MI): McQuillen, Brendan ✓ Owner Applicant

Mailing Address of Owner/Applicant: 5 Trail's End Rd.
Newcastle, ME. ~~04553~~ 04553

Daytime Tel. #: 350-5073

The Subsurface Wastewater Disposal System shall not be installed until a Permit is issued by the Local Plumbing Inspector. The Permit shall authorize the owner or installer to install the disposal system in accordance with this application and the Maine Subsurface Wastewater Disposal Rules.

Municipal Tax Map # 3 Lot # 25

OWNER OR APPLICANT STATEMENT

I state and acknowledge that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Department and/or Local Plumbing Inspector to deny a Permit.

_____ _____
Signature of Owner or Applicant Date

CAUTION: INSPECTION REQUIRED

I have inspected the installation authorized above and found it to be in compliance with the Subsurface Wastewater Disposal Rules Application _____ (1st) date approved

_____ _____ (2nd) date approved
Local Plumbing Inspector Signature

PERMIT INFORMATION

TYPE OF APPLICATION

✓ 1. First Time System
2. Replacement System
Type replaced _____
Year installed _____
3. Expanded System
a. <25% Expansion
b. ≥25% Expansion
4. Experimental System
5. Seasonal Conversion

THIS APPLICATION REQUIRES

✓ 1. No Rule Variance
2. First Time System Variance
a. Local Plumbing Inspector Approval
b. State & Local Plumbing Inspector Approval
3. Replacement System Variance
a. Local Plumbing Inspector Approval
b. State & Local Plumbing Inspector Approval
4. Minimum Lot Size Variance
5. Seasonal Conversion Permit

DISPOSAL SYSTEM COMPONENTS

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

SIZE OF PROPERTY

78 SQ. FT ✓ ACRES

SHORELAND ZONING

Yes ✓ No

DISPOSAL SYSTEM TO SERVE

1. Single Family Dwelling Unit, No. of Bedrooms: ____
2. Multiple Family Dwelling, No. of Units: ____
✓ 3. Other PLACE OF EMPLOYEMENT NO SHOWERS (specify)

Current Use Seasonal Year Round ✓ Undeveloped

TYPE OF WATER SUPPLY

PROPOSED
✓ 1. Drilled Well 2. Dug Well 3. Private
4. Public 5. Other

DESIGN DETAILS (SYSTEM LAYOUT SHOWN ON PAGE 3)

TREATMENT TANK

✓ 1. Concrete
✓ a. Regular
b. Low Profile
2. Plastic
3. Other Add Filter
CAPACITY 1000 GAL.

DISPOSAL FIELD TYPE & SIZE

1. Stone Bed 2. Stone Trench
✓ 3. Proprietary Device
✓ a. cluster array c. Linear
b. regular load d. H-20 load
4. Other: _____
SIZE: 48 sq. ft. ✓ lin. ft.

GARBAGE DISPOSAL UNIT

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

DESIGN FLOW

120 gallons per day
BASED ON:
✓ 1. Table 4A (dwelling unit(s))
2. Table 4C(other facilities)
SHOW CALCULATIONS for other facilities
10 workers @ 12GPD=120
3. Section 4G (meter readings)
ATTACH WATER METER DATA

SOIL DATA & DESIGN CLASS

PROFILE CONDITION
B / D
at Observation Hole # 1
Depth 11"
of Most Limiting Soil Factor

DISPOSAL FIELD SIZING

1. Medium---2.6 sq. ft. / gpd
2. Medium---Large 3.3 sq. f.t / gpd
✓ 3. Large---4.1 sq. ft. / gpd
4. Extra Large---5.0 sq. ft. / gpd

EFFLUENT/EJECTOR PUMP

1. Not Required
2. May Be Required
✓ 3. Required
Specify only for engineered systems
DOSE 20 gallons

LATITUDE AND LONGITUDE

at center of disposal area
Lat. 44 d 33 m 26 s
Lon 69 d 29 m 52 s
If g.p.s. state margin of error google e

SITE EVALUATOR STATEMENT

I certify that on 7/3/2020 (date) I completed a site evaluation on this property and state that the data reported are accurate and that the proposed system is in compliance with the State of Maine Subsurface Wastewater Disposal Rules (10-144A CMR 241).

Pete MacCready — Site Evaluator Signature
357 — SE #
7/5/2020 — Date

Peter MacCready — Site Evaluator Name Printed
644-8647 — Telephone Number
E-mail Address

Note: Changes to or deviations from the design should be confirmed with the Site Evaluator

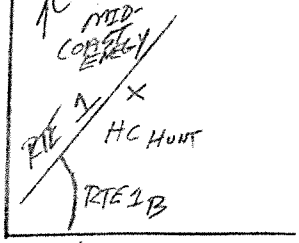
SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

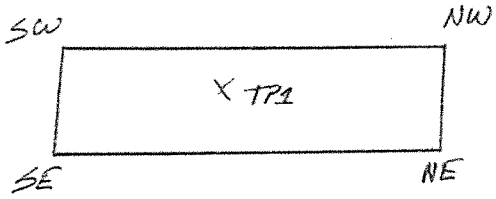
Maine Dept.Health & Human Service
Division of Environmental Health
(207) 287-5672 Fax: (207) 287-316

Town, City, Plantation	Street, Road, Subdivision	Owner's Name
DAMARISCOTTA	RTE 1	BRENDAN McQUILLEN

SITE PLAN Scale 1" = 20 ft. or as shown

SITE LOCATION PLAN
(map from Maine Atlas recommended)





71 X 24' DISPOSAL FIELD

A[ERP]= 18' PINE PINS FLAGGING
B=FENCE POSTS ORANGE FLAGGING
SW CORNER TO A 32'
SW CORNER TO B 13'
NW CORNER TO A 13½'
NW CORNER TO B 28½'

ORIGINAL GRADE AT CORNERS
NW -55"
NE -58"
SW -55"
SE -57"
HIGH POINT SW TO NW

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

Observation Hole 1 ☑ Test Pit ☐ Boring
(SOD) " Depth of Organic Horizon Above Mineral Soil

Depth Below Mineral Soil Surface (inches)	Texture	Consistency	Color	Mottling
0	LOAM	FR.	BROWN	NONE TO AT LEAST 11"
10	Loam		YELLOWER	
20	SIL	FIRM	OLIVE BROWN	
30	BED ROCK			
40	FREE TO 25"			
50				

Soil Classification	Slope	Limiting Factor	
8 D (Profile / Condition)	3 %	11"	[ ] Ground Water [X] Restrictive Layer [ ] Bedrock [ ] Pit Depth

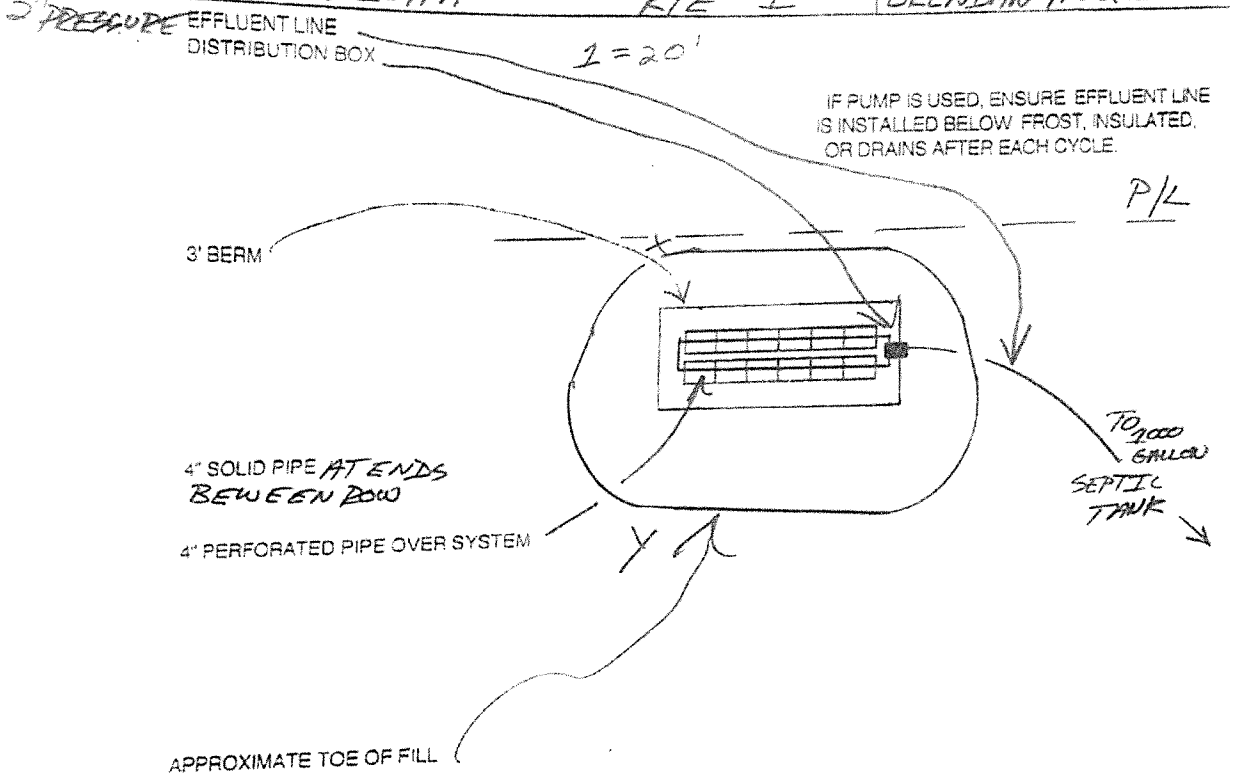
Observation Hole _____ ☐ Test Pit ☐ Boring
_____ " Depth of Organic Horizon Above Mineral S

Depth Below Mineral Soil Surface (inches)	Texture	Consistency	Color	Mottling
0				
10				
20				
30				
40				
50				

Soil Classification	Slope	Limiting Factor	
(Profile / Condition)	%	"	[ ] Ground Water [ ] Restrictive Layer [ ] Bedrock [ ] Pit Depth

Pete Mackealy 357 7/5/2020

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION		Department of Human Services Division of Health Engineering (207) 287-5672 FAX (207) 287-6172
Town, City, Plantation: DAMARISCOTTA	Street, Road Subdivision: RTE 1	Owner's Name: BRENDAN McQUILLEN



ELEVATION REFERENCE POINT
LOCATION +DESCRIPTION 42" 18" PINE 'A' MAIC OFF GRADE
REFERENCE ELEVATION IS 0"

1000 GALLON SEPTIC TANK TO BE EQUIPPED WITH ZABEL A-1600 FILTER OR EQUIVALENT.

REMOVE ORGANIC MATTER FROM AREA UNDER SYSTEM AND FILL EXTENSIONS. SCARIFY SOIL TO A DEPTH OF 6-8". A MINIMUM OF 4" BACK FILL MATERIAL TO BE MIXED WITH THE ORIGINAL SOIL TO FORM A TRANSITIONAL HORIZON. GRADING TO BE DONE TO DIVERT SURFACE WATER AWAY FROM SYSTEM. INSTALLATION TO BE DONE PER MAINE SUBSURFACE WASTEWATER DISPOSAL RULES. WORK DONE WITHIN THE SHORE LAND ZONE OR NEAR WETLANDS MAY REQUIRE ADDITIONAL LOCAL, STATE, OR FEDERAL PERMITS; CHECK WITH LOCAL CODE ENFORCEMENT OFFICER IF IN DOUBT.

Site Evaluator Signature | 357 SE # | 7/5/2020 Date

TOWN, CITY PLANTATION: DAMARISCOTTA

STREET, ROAD, SUBDIVISION: RTE 1

OWNERS NAME: BRENDAN McQUILLEN

SCALE: VERT.: 1" = 5'
HORIZ.: 1" = 5'

NOTES:

1. FILL REQUIRMENTS VARY GREATLY BECAUSE OF BED LOCATION. CONTRACTOR SHALL FIELD CHECK ALL SLOPES BEFORE DETERMINING ACTUAL FILL REQUIRMENTS.
2. NOTES ON PAGE OF ARE HEREBY MADE PART OF THIS HHE-200 FORM.
3. THE FIRST 6" DIRECTLY BENEATH THE IN-DRAINS SHALL BE MEDIUM TO COARSE TEXTURED SAND, WITH AN EFFECTIVE SIZE OF 0.25 TO 2.0 MM, NO GREATER THAN 5% PASSING A #200 SIEVE, AND NO PARTICLES LARGER THAN 3/4 INCH, OR MATERIALS MEETING THE ASTM C-33 SPECIFICATION. CONCRETE OR WASHED SAND IS A RELIABLE CHOICE. SUITABILITY OF BANK RUN SAND OR SITE DISPOSAL AREA SOIL MUST BE VERIFIED.
4. ROTO-TILL ORIGINAL SURFACE THOROUGHLY IN ALL AREAS OF THE SYSTEM INCLUDING FILL EXTENSIONS BEFORE PLACING FILL. REMOVE ALL ORGANIC LAYER IN AREA OF SYSTEM.
5. ROWS SHOULD BE LEVEL WITH A TOLERANCE OF 1"/100FT.
6. SECTION SHOWN IS BASED ON AN AVERAGE EXISTING GROUND SLOPE OF %.

FILL REQUIREMENTS AT SECTION:

DEPTH OF FILL (UPSLOPE) 26"

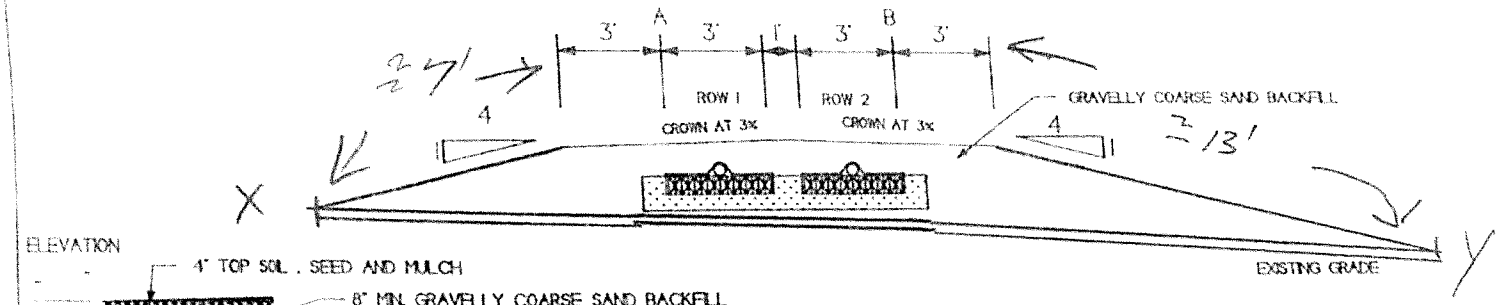
DEPTH OF FILL (DOWNSLOPE) 28"/29"

CONSTRUCTION ELEVATIONS:

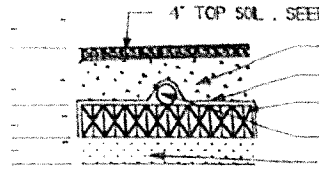
E.R.P. REFERENCE ELEVATION IS 0"

ROW	1	2
FINISH GRADE	-29"	
TOP OF DISTRIBUTION PIPE	-37"	
BOTTOM OF IN-DRAINS	-48"	

12 - TYPE B IN-DRAINS (2 ROWS OF 6 EACH ROW)



ELEVATION



DETAIL
NTS.

TRANSITIONAL HORIZON

Pete Medrandy
SITE EVALUATOR SIGNATURE

357

7/5/2020

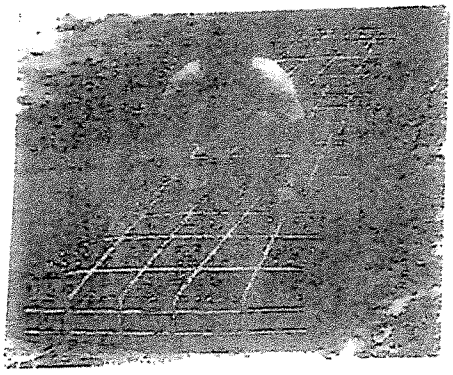
PAGE 4 OF 6

Page 1 of 6

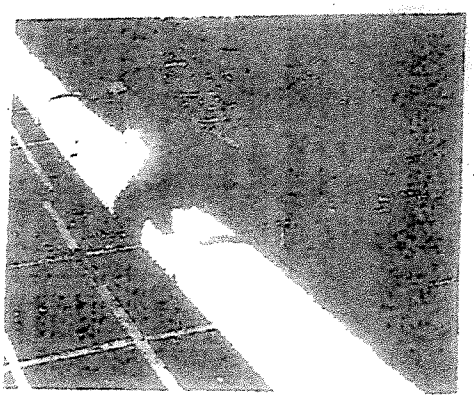
Eljen GSF Geotextile Sand Filter GSF

Trench and In-Ground Cluster Installation

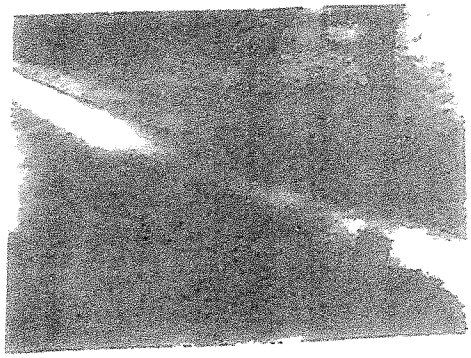
1. Prepare site according to local and state regulations. Do not install system on frozen or saturated ground.
2. Remove all organic soil and roots at disposal and fill extension areas.
3. Scarify receiving layer to eliminate smearing.
4. Place 6" of D.O.T. or state highway specification **washed concrete sand** or sand known to be "medium to coarse with an effective size of .25 to 2.0 mm and no more than 5% passing a #200 sieve."
5. Avoiding footprints, place In-Drains with **painted stripe facing up**, end to end on sand in trench or bed. **Caution: Spacer cores can have sharp edges.**



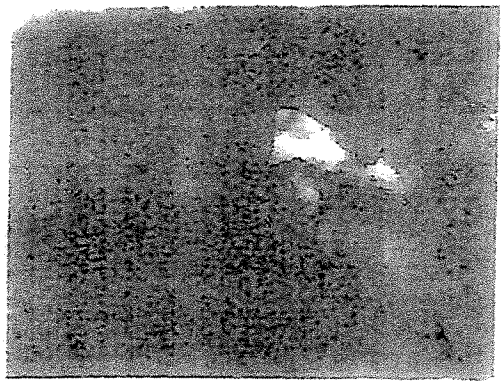
6. Center 4" perforated distribution pipe over In-Drains. Use **solid pipe** over compacted **sand from** D-Box to In-Drains and to connect distribution lines at far end. Connect mid-points on rows over 40' long.
7. Secure pipe with one Eljen clamp per In-Drain. Slide clamp into upfacing core. Force through fabric into sand.



8. Install Eljen cover fabric over rows of In-Drains. **Drape fabric straight down over pipe.** Secure with hand shoveled sand. Don't block holes in perforated pipe.



9. Place 12" **medium to coarse** sand (see step #4) between rows and 6" min at the sides in trench or bed.
10. Complete backfill and loam to 12" min. over In-Drains. Fill should be clean, porous and devoid of large rocks. Use well graded sandy fill with a maximum 10% passing a #200 seive. **Do not use wheeled equipment over a system.** A light track machine may be used with caution, avoid crushing or shifting pipe assembly. Backfill in direction of perforated pipe.



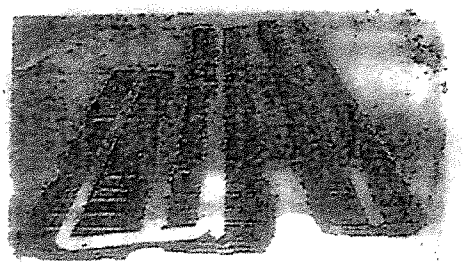
11. Divert surface runoff. **Finish** grade to prevent surface ponding. **Seed loam** and protect from erosion.

Raised or Fill Systems

1. Follow steps 1-3 for trench installation.
2. Compact fill, in max. 6" lifts, with a light tracked machine. Use clean soil free of organic material, clay, construction debris, stones larger than 6" and no more than 10% passing a #200 seive.
3. Provide 6" sand bed, per trench step #4, directly under the In-Drains.
4. Complete system per trench steps 5-12

Serial Distribution on Slopes

1. Site preparation is the same as for trench and fill systems. Groove receiving layer by raking or contour plowing at right angle to slope before placing fill or sand.
2. Install rows in In-Drains at design elevations.
3. Provide a well anchored D-Box with velocity reduction tee or baffle. D-Box serves as an inspection port.
4. Install a line of 4" perforated pipe on first row of In-Drains. Cap pipe at far end.
5. Place at least 10' of capped perforated overflow pipe at the far end and downhill side of the above pipe.
6. Connect overflow pipe to a line of perforated pipe on the newt row of In-Drains with 2 elbows and a short length of solid pipe. Cap perforated pipe on opposite end.



7. Continue this procedure until the last row of In-Drains has an end capped line of perforated pipe.
8. Complete system per trench steps 9-12

Pumped System

1. Prepare disposal site as described in the appropriate system configurations listed.
2. Provide as well anchored D-Box with a velocity reduction tee or baffle.
3. System assembly is the same as for gravity designs.
4. Pressure distribution does not result in reduced system size and is therefore not generally used for In-Drain disposal systems.

Design Manual Available

Effluent pretreatment offered by In-Drain technology generally allows substantial reductions in leach field size compared to conventional stone or chamber systems. Sizing formula conforms with code variations from state to state. Consult your area distributor for a state specific Design and Installation Manual.

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