

TOWN OF DAMARISCOTTA

PLANNING BOARD MEETING AGENDA

When: Monday, December 7, 2020 - 6:00 PM

Where: ZOOM Meeting

<https://us02web.zoom.us/j/86277064665>

Pledge of Allegiance

REGULAR MONTHLY MEETING for December 7, 2020

MINUTES November 9, 2020 Meeting

SITE VISIT MINUTES - CRLT Solar Project November 16, 2020

A. OLD BUSINESS –

1. 11 Fir Tree Lane- Shoreland Zoning Permit - Preliminary Review and Scheduling of Site Visit

B. NEW BUSINESS

1. 639 Main Street – Site Plan Review – MSN Enterprises, LLC - Adult Use Marijuana Store and Tier II Cultivation Facility – SPR Pre-App Review and Scheduling of Site Visit

C. OTHER

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

D. ADJOURN

Memorandum

To: Damariscotta Planning Board
Fm: Bob Faunce
Date: November 2, 2020
Re: 11 Fir Tree Lane – Shoreland Zoning Permit

Dominique Pratt has submitted a Shoreland Zoning Permit application to convert two small decks to living space and construct a deck at a camp on Biscay Pond. None of the improvements will be closer to the shore than the existing building, which is 27' from the high-water mark. You will note in her letter that the deck was proposed to be 250' sf in area but this would have exceeded the maximum 30% increase in floor area. The deck area has been reduced to 219 sf as shown on the "Proposed Building (revised)" plan to comply with the 30% maximum.

This project should be scheduled for a site visit prior to the PB's December 7 meeting.

For Office Use Only:

Permit # _____

Issue Date: _____

Fee Amount: _____

Town of Damariscotta Shoreland Zoning Application Form

General Information

1. Applicant DOMINIQUE PRATT	2. Applicant's Address 	3. Applicant's Tel # and Email
4. Property Owner DOMINIQUE PRATT	5. Owner's Address 461 MAIN RD NORTH HAMPSDEN ME 04444	6. Owner's Tel # and Email NIKPRATT@MAC.COM 207-217-5979
7. Contractor VINCENTSEN CONSTRUCTION INC TODD VINCENTSEN	8. Contractor's Address 7 BIRCH ROCK LANE BRISTOL ME 04539	9. Contractor's Tel # and Email TODD@VINCENTSEN.COM 207-592-0991
10. Location/Address of Property 11 FIR TREE LANE DAMARISCOTTA ME	11. Tax Map/Lot & Date Lot Created 013-001	12. Zoning District RESIDENTIAL

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).

SEE ATTACHED :

- PROJECT DESCRIPTION
- SEPTIC EVALUATION & DESIGN
- LOT + SITE PLANS
- EXISTING BLDG. PLAN + ELEVATION
- PROPOSED BLDG PLAN + ELEVATIONS

14. Proposed Use of Project
RESIDENCE

15. Estimated Cost of Construction
UNDETERMINED

Shoreland and Property Information

16. Lot Area (sq. ft.)
24.69 ACRES

17. Frontage on Road (ft.)
620'

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

19. Elevation Above 100-year
Flood

20. Frontage on Water Body
(ft.) 162'

21. Height of Proposed
Structure 18'

22. Existing Use of Property
YEAR ROUND CAMP

23. Proposed Use of Property
YEAR ROUND CAMP

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 _____ 536 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
_____ 536 S.F.

24.C Floor Area of Proposed Expansion of Portion
of Structure which is Less than the Required
Setback _____ 450 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 _____ = _____ ft. SEE ATTACHED -

LOT PLAN: $\frac{1}{4}'' = 10'$

SITE PLAN: $\frac{3}{8}'' = 10'$

Front or Rear Elevation

SEE ATTACHEY

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

SEE ATTACHEY

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

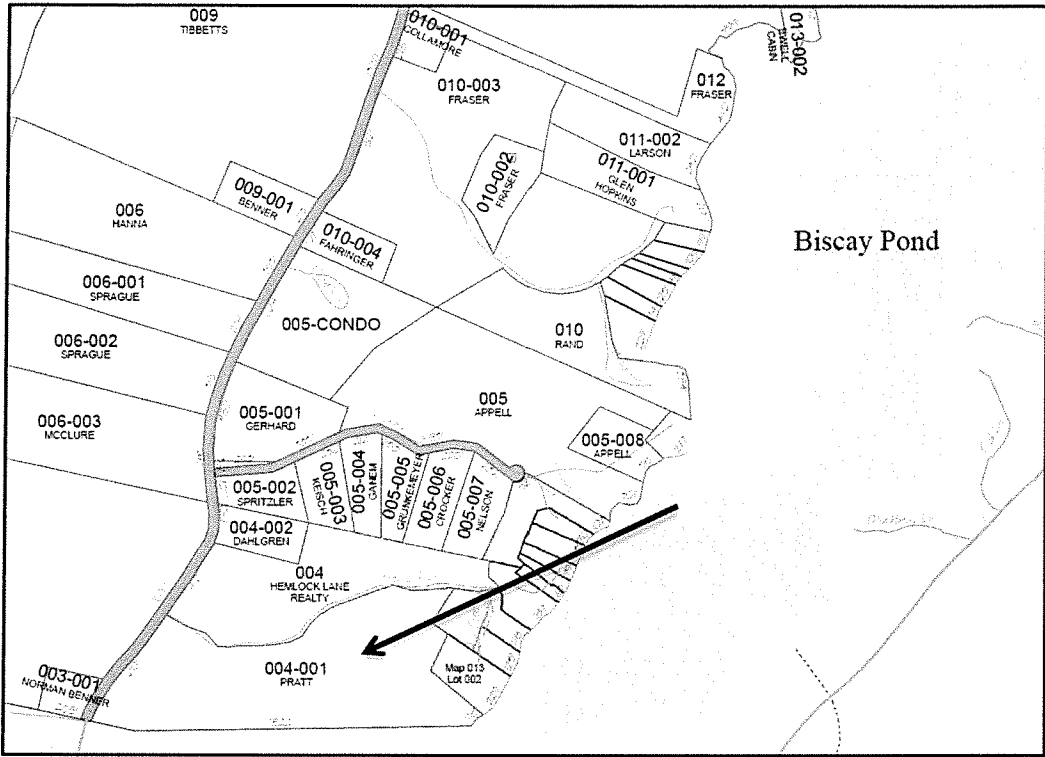
_____ DEP Permit (Site Location, NRPA)

_____ 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	9.19.2020 _____ Date
_____ Agent's Signature (if applicable)	_____ Date



8/31/2020

Town of Damariscotta Planning Board
21 School Street
Damariscotta, Maine 04543

From:
Dominique Pratt/ Paul vom Eigen
461 Main Rd. North
Hampden, Maine 04444
207-217-5979

Re: 11 Fir Tree Lane

Dear Planning Board Members,

My husband and I own 24 acres on Biscay Pond. We purchased the land as two separate parcels in 1998 (Map/Lots 002-004 & 013-001). These were subsequently combined for tax purposes into Acct.#001506. We built a year round camp on the larger lot in 1998. There was already a small, older camp on the 0013-001 lot that we would like to restore and expand. I have enclosed a drawing that shows the dimensions of the existing building, the height of the roof and set back from the high water mark, which is 27'. The footprint of the existing building is 536 square feet. Drawings of the proposed structure are also attached.

If the zoning regulations permit, we would like the lake side of the structure to remain at 27' from the high water line, but extend the west face of the building by 3'-6". We would also like to extend the south face of the building by 4'-6" which would bring the enclosed square footage up to 736'. As indicated on the drawing, we would like to add 250 square feet of decking on the west and south sides, which would bring the total square footage of the new building up to 986 square feet.

The building would remain a single story structure with the exception of a lofted bed area (noted on the plan). This would raise the highest point on the proposed roofline to 18' on the east face. Further, a small storage/bedroom space would be added.

When the camp was used regularly, it had a kitchen sink, an outdoor shower and an electric hot water tank with water sourced from a spring. The proposed building would include a bathroom. A suitable location for a disposal field has been located farther back on our property which you will find on the enclosed site plan. Our site

evaluator has provided the design and specifications for a septic system.

The existing building was heated solely by woodstove in the winter. We would like to add a direct vent, propane based heating system and hot water tank. The existing concrete pad foundation would be replaced with helical piles.

Finally, there is a small shed on the south side of the existing building that we would like to tear down.

Stan Waltz visited the site on June 8th and said that he can provide you with photos he took of the camp.

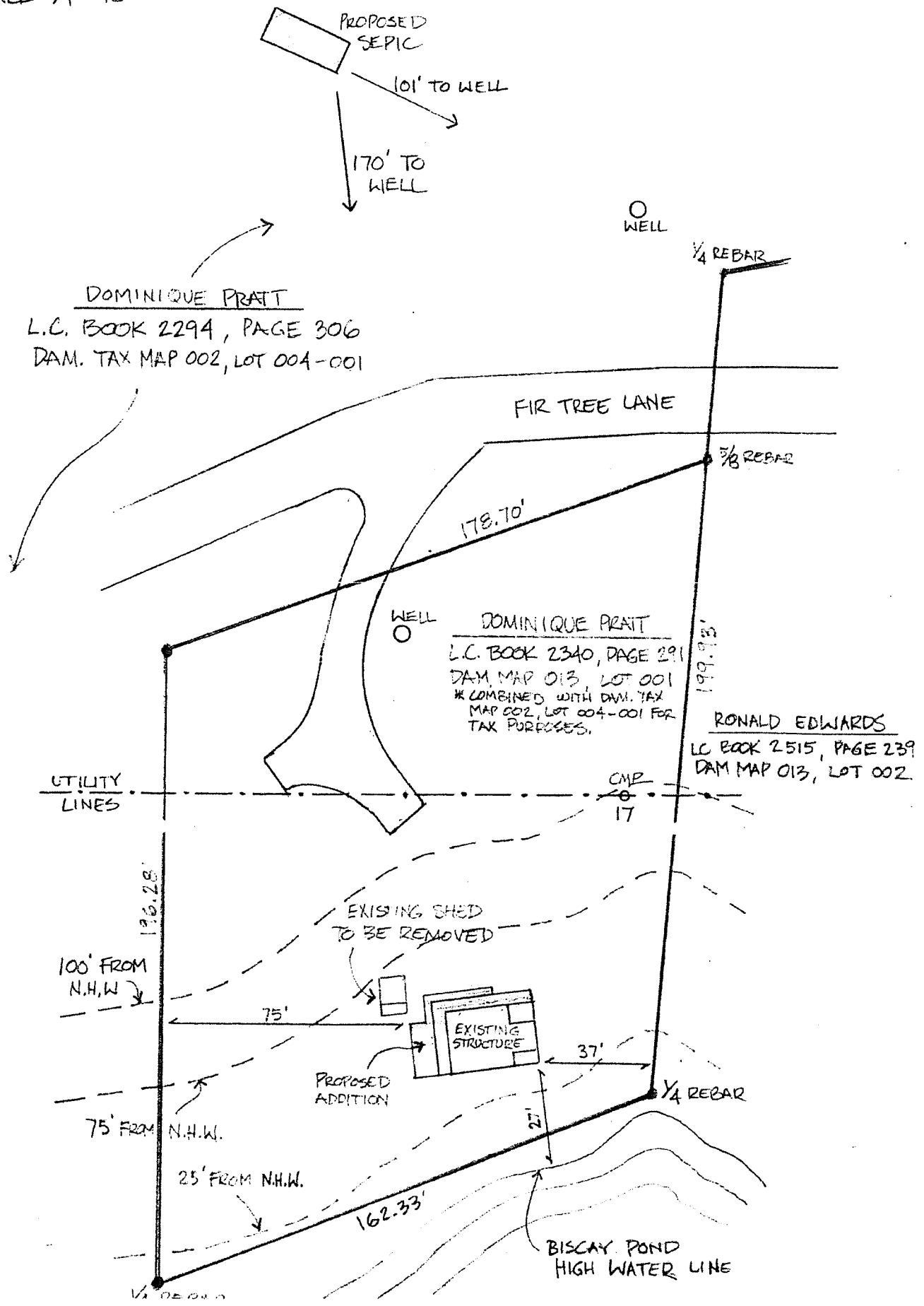
Please let me know if you need any more information in order to move forward with the permitting process. I will do my best to get it to you right away.

Thank you for your consideration.

Dominique Pratt

PRATT PROPERTY · 11 FIR TREE LANE

SCALE: 1/4" = 10'



DOMINIQUE PRATT
L.C. BOOK 2294, PAGE 306
DAM. TAX MAP 002, LOT 004-001

DOMINIQUE PRATT
L.C. BOOK 2340, PAGE 291
DAM. MAP 013, LOT 001
* COMBINED WITH DAM. TAX
MAP 002, LOT 004-001 FOR
TAX PURPOSES.

RONALD EDWARDS
LC BOOK 2515, PAGE 239
DAM MAP 013, LOT 002

UTILITY
LINES

CMP
17

EXISTING SHED
TO BE REMOVED

EXISTING
STRUCTURE

PROPOSED
ADDITION

BISCAY POND
HIGH WATER LINE

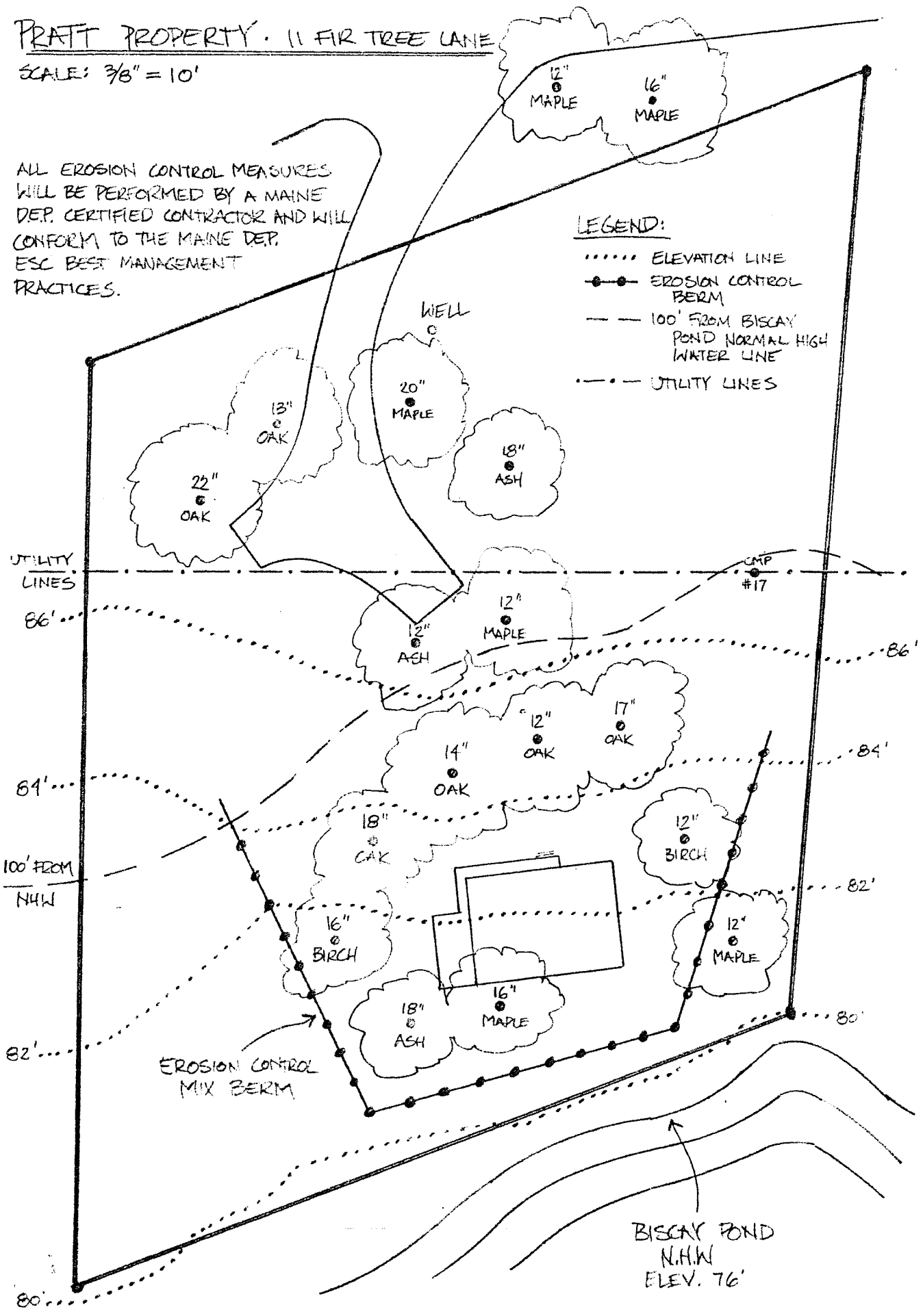
PRATT PROPERTY · 11 FIR TREE LANE

SCALE: 3/8" = 10'

ALL EROSION CONTROL MEASURES WILL BE PERFORMED BY A MAINE DEP. CERTIFIED CONTRACTOR AND WILL CONFORM TO THE MAINE DEP. ESC BEST MANAGEMENT PRACTICES.

LEGEND:

- ELEVATION LINE
- EROSION CONTROL BERM
- - - 100' FROM BISCAV POND NORMAL HIGH WATER LINE
- - - UTILITY LINES

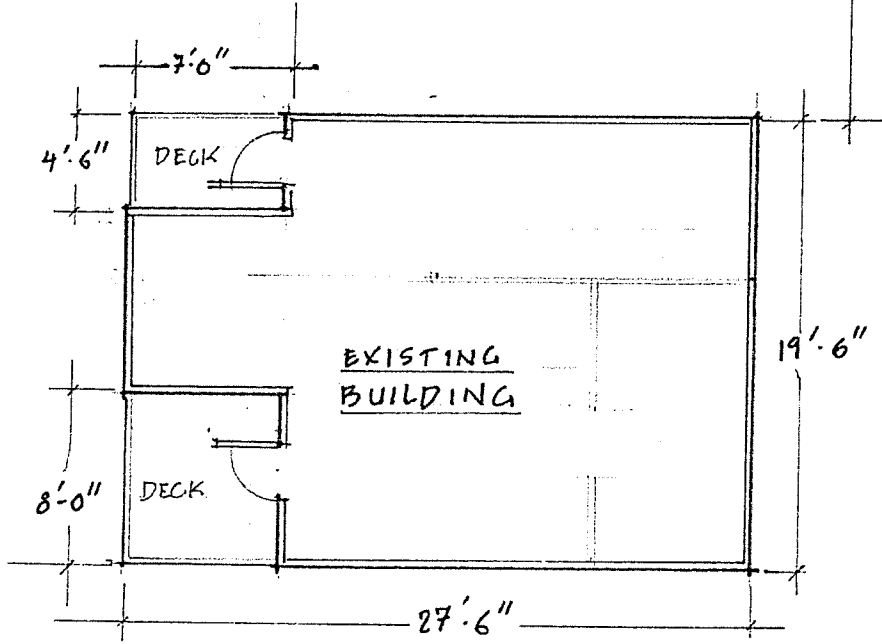


BISCAY POND HIGH WATER LINE

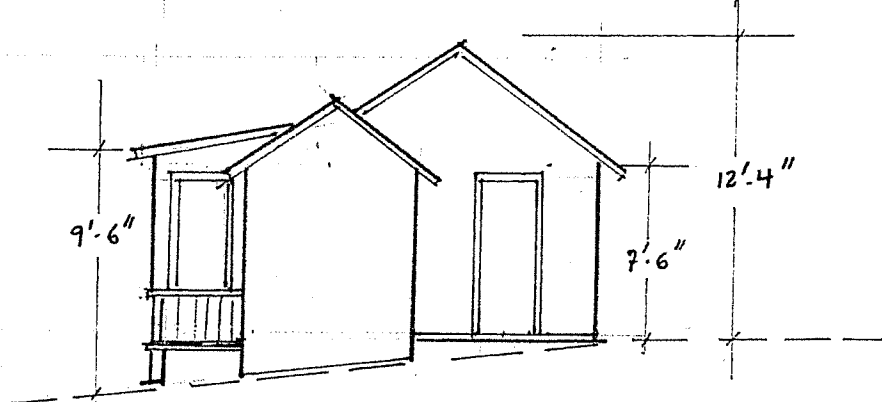
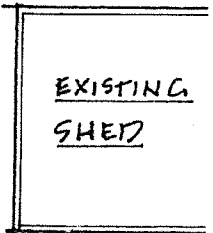
PRATT PROPERTY · 11 FIR TREE LANE

27'

NORTH



TOTAL SF: 536

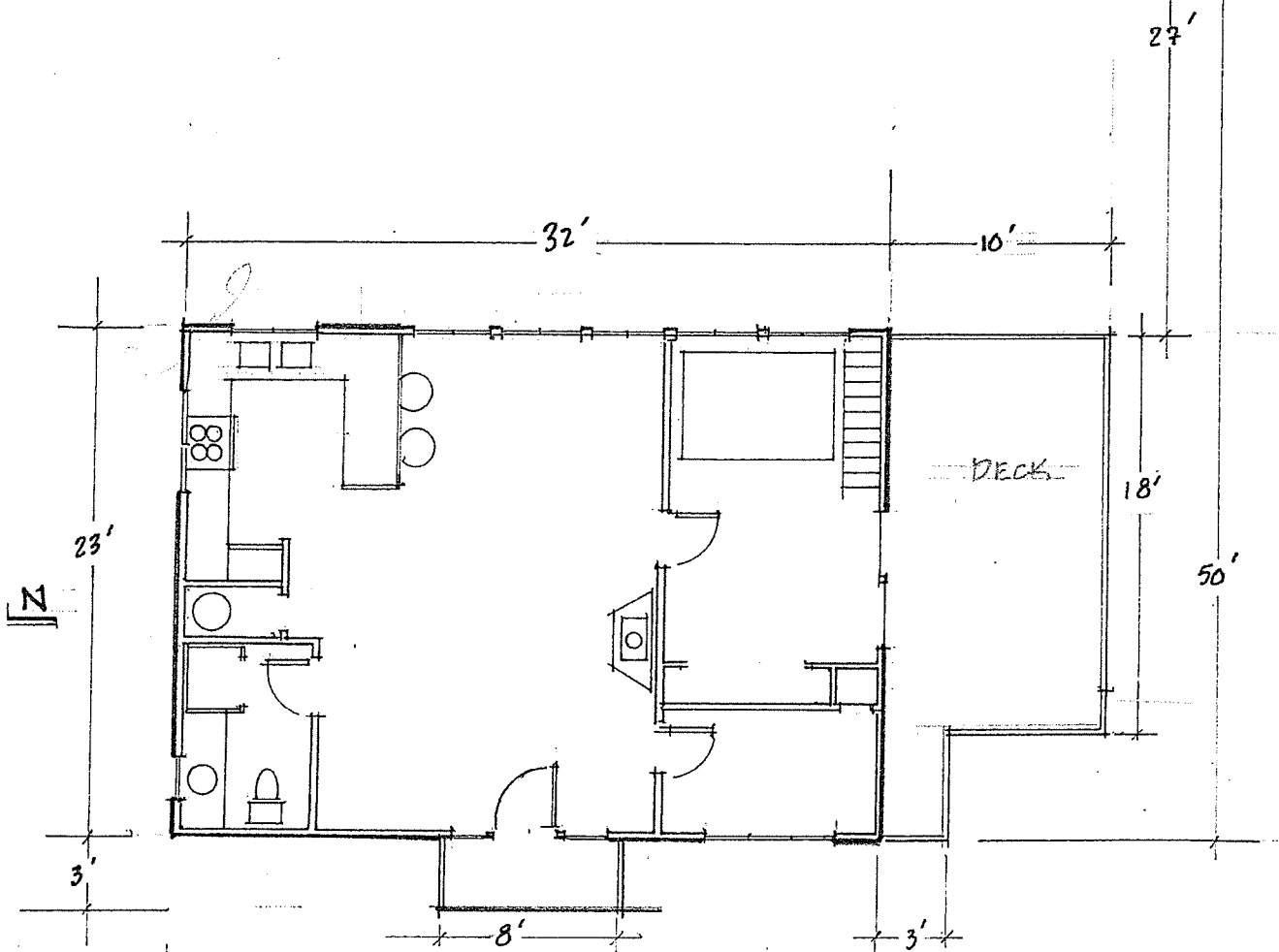


NORTH ELEVATION

SCALE 1/8" = 1'-0"

BISCAY POND HIGH WATER LINE

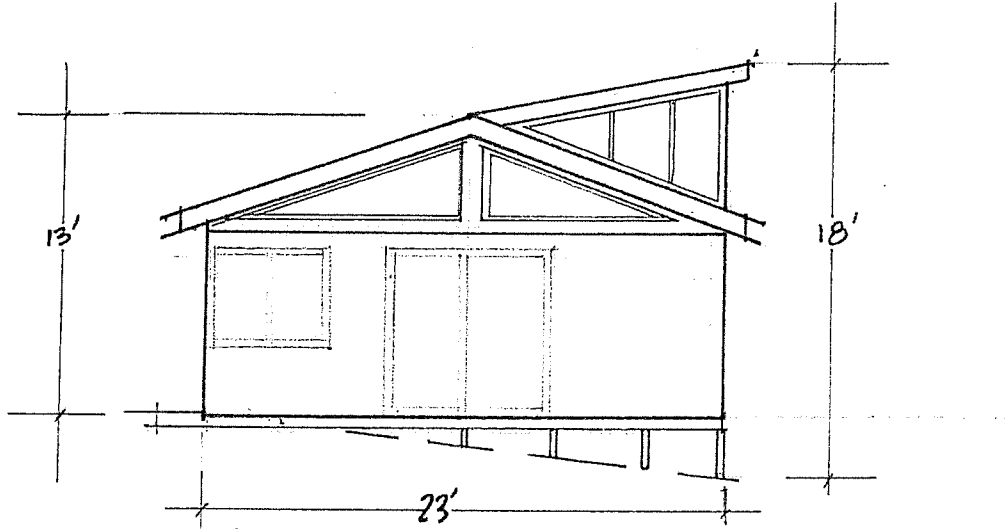
PRATT
PROPOSED BUILDING
(REVISED)



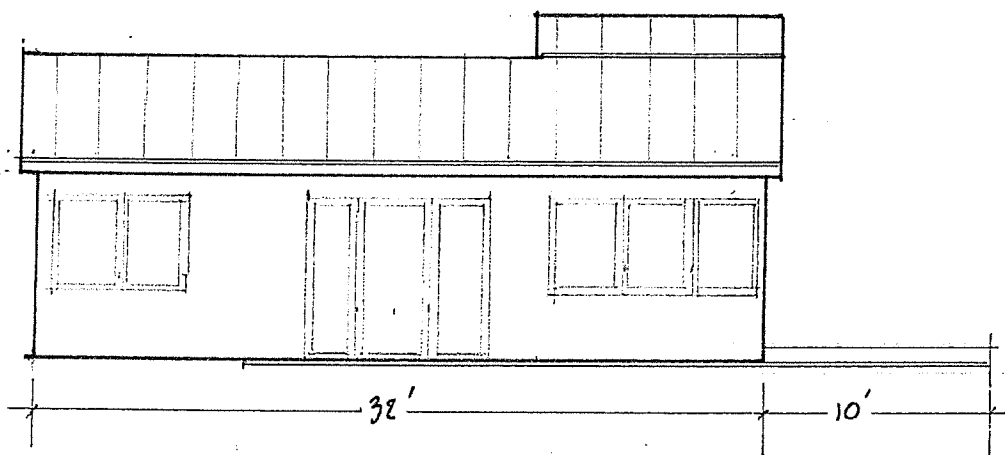
INTERIOR SF: 736
DECKING SF: 219
TOTAL SF: 955

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

PRATT
PROPOSED ELEVATIONS



SOUTH ELEVATION



WEST ELEVATION

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

SUBSURFACE WASTEWATER DISPOSAL PERMIT APPLICATION

PROPERTY LOCATION		>> CAUTION: LPI APPROVAL REQUIRED <<	
City, Town, or Plantation	Damariscotta	Town/City _____	Permit # _____
Street or Road	11 Fir Tree Lane	Date Permit Issued <u> / / </u>	Fee: \$ _____ Double Fee Charged []
Subdivision, Lot #	002-004-001	_____	L.P.I. # _____
OWNER/APPLICANT INFORMATION		Local Plumbing Inspector Signature _____	
Name (last, first, MI)	Pratt, (Niki) DOMINIQUE	<input type="checkbox"/> Owner <input type="checkbox"/> Town <input type="checkbox"/> State	
Mailing Address of Owner/Applicant	461 Main Rd. N. Hampden, ME 04444	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.	
Daytime Tel. #	217-5979	Municipal Tax Map # _____	Lot # _____

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.	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 _____
Signature of Owner or Applicant _____ Date _____	Local Plumbing Inspector Signature _____

PERMIT INFORMATION		
TYPE OF APPLICATION <input checked="" type="checkbox"/> 1. First Time System <input type="checkbox"/> 2. Replacement System Type replaced: _____ Year installed: _____ <input type="checkbox"/> 3. Expanded System <input type="checkbox"/> a. <25% Expansion <input type="checkbox"/> b. >25% Expansion <input type="checkbox"/> 4. Experimental System <input type="checkbox"/> 5. Seasonal Conversion	THIS APPLICATION REQUIRES <input checked="" type="checkbox"/> 1. No Rule Variance <input type="checkbox"/> 2. First Time System Variance <input type="checkbox"/> a. Local Plumbing Inspector Approval <input type="checkbox"/> b. State & Local Plumbing Inspector Approval <input type="checkbox"/> 3. Replacement System Variance <input type="checkbox"/> a. Local Plumbing Inspector Approval <input type="checkbox"/> b. State & Local Plumbing Inspector Approval <input type="checkbox"/> 4. Minimum Lot Size Variance <input type="checkbox"/> 5. Seasonal Conversion Permit	DISPOSAL SYSTEM COMPONENTS <input checked="" type="checkbox"/> 1. Complete Non-engineered System <input type="checkbox"/> 2. Primitive System (graywater & alt. toilet) <input type="checkbox"/> 3. Alternative Toilet, specify: _____ <input type="checkbox"/> 4. Non-engineered Treatment Tank (only) <input type="checkbox"/> 5. Holding Tank, _____ gallons <input type="checkbox"/> 6. Non-engineered Disposal Field (only) <input type="checkbox"/> 7. Separated Laundry System <input type="checkbox"/> 8. Complete Engineered System (2000 gpd or more) <input type="checkbox"/> 9. Engineered Treatment Tank (only) <input type="checkbox"/> 10. Engineered Disposal Field (only) <input type="checkbox"/> 11. Pre-treatment, specify: _____ <input type="checkbox"/> 12. Miscellaneous Components
SIZE OF PROPERTY 25 <input type="checkbox"/> SQ. FT. <input checked="" type="checkbox"/> ACRES	DISPOSAL SYSTEM TO SERVE <input checked="" type="checkbox"/> 1. Single Family Dwelling Unit, No. of Bedrooms: <u> 2 </u> <input type="checkbox"/> 2. Multiple Family Dwelling, No. of Units: _____ <input type="checkbox"/> 3. Other: _____ (specify) Current Use <input type="checkbox"/> Seasonal <input type="checkbox"/> Year Round <input checked="" type="checkbox"/> Undeveloped	TYPE OF WATER SUPPLY <input type="checkbox"/> 1. Drilled Well <input type="checkbox"/> 2. Dug Well <input type="checkbox"/> 3. Private <input type="checkbox"/> 4. Public <input checked="" type="checkbox"/> 5. Other Spring
SHORELAND ZONING <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	DESIGN DETAILS (SYSTEM LAYOUT SHOWN ON PAGE 3)	

TREATMENT TANK <input checked="" type="checkbox"/> 1. Concrete <i>ALL ARE OK</i> <input checked="" type="checkbox"/> a. Regular <i>OK</i> <input checked="" type="checkbox"/> b. Low Profile <input checked="" type="checkbox"/> 2. Plastic <input type="checkbox"/> 3. Other: <u>Add Filter</u> CAPACITY: <u>1000</u> GAL.	DISPOSAL FIELD TYPE & SIZE <input type="checkbox"/> 1. Stone Bed <input type="checkbox"/> 2. Stone Trench <input checked="" type="checkbox"/> 3. Proprietary Device <input type="checkbox"/> a. cluster array <input checked="" type="checkbox"/> c. Linear <input type="checkbox"/> b. regular load <input type="checkbox"/> d. H-20 load <input type="checkbox"/> 4. Other: _____ SIZE: <u>56</u> <input type="checkbox"/> sq. ft. <input checked="" type="checkbox"/> lin. ft.	GARBAGE DISPOSAL UNIT <input checked="" type="checkbox"/> 1. No <input type="checkbox"/> 2. Yes <input type="checkbox"/> 3. Maybe If Yes or Maybe, specify one below: <input type="checkbox"/> a. multi-compartment tank <input type="checkbox"/> b. _____ tanks in series <input type="checkbox"/> c. increase in tank capacity <input checked="" type="checkbox"/> d. Filter on Tank Outlet	DESIGN FLOW 180 _____ gallons per day BASED ON: <input checked="" type="checkbox"/> 1. Table 4A (dwelling unit(s)) <input type="checkbox"/> 2. Table 4C (other facilities) SHOW CALCULATIONS for other facilities
SOIL DATA & DESIGN CLASS PROFILE CONDITION <u>2</u> / <u>AIII</u> at Observation Hole # <u>1</u> Depth <u>36"</u> of Most Limiting Soil Factor	DISPOSAL FIELD SIZING <input type="checkbox"/> 1. Medium—2.6 sq. ft. / gpd <input checked="" type="checkbox"/> 2. Medium—Large 3.3 sq. ft. / gpd <input type="checkbox"/> 3. Large—4.1 sq. ft. / gpd <input type="checkbox"/> 4. Extra Large—5.0 sq. ft. / gpd	EFFLUENT/EJECTOR PUMP <input type="checkbox"/> 1. Not Required <input type="checkbox"/> 2. May Be Required <input checked="" type="checkbox"/> 3. Required Specify only for engineered systems: DOSE: <u>25</u> gallons	<input type="checkbox"/> 3. Section 4G (meter readings) ATTACH WATER METER DATA LATITUDE AND LONGITUDE at center of disposal area Lat. <u>44</u> ^d <u>00</u> ^m <u>26</u> ^s Lon. <u>69</u> ^d <u>28</u> ^m <u>46</u> ^s if g.p.s, state margin of error: <u>google e</u>

SITE EVALUATOR STATEMENT		
I certify that on <u>7/24/2020</u> (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).		
<i>Peter MacCreedy</i> Site Evaluator Signature	357 SE #	7/24/2020 Date
Peter MacCreedy Site Evaluator Name Printed	644-8647 Telephone Number	E-mail Address

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

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

Town, City, Plantation

Street, Road, Subdivision

Owner's Name

DAMARISCOTTA

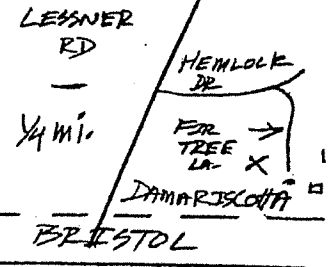
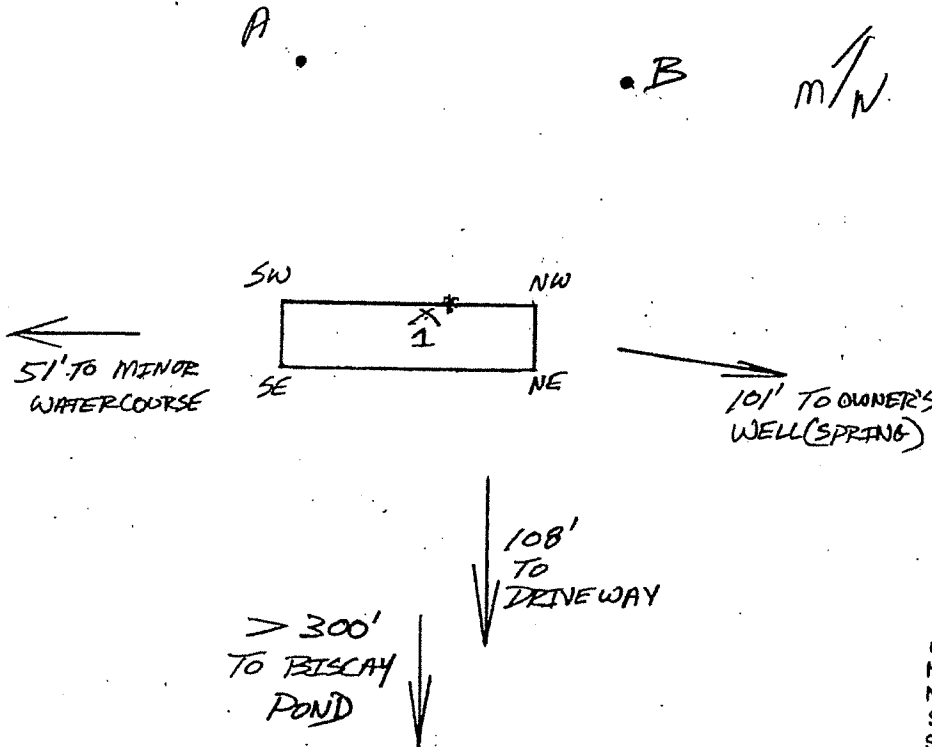
11 FIR TREE LANE

NIKI PRAATT

SITE PLAN

Scale 1" = 20 ft. or as shown

↑ SITE LOCATION PLAN
 (map from Maine Atlas
 recommended)
 N



7'x28' DISPOSAL FIELD

A = 8" POPLAR PINK FLAGGING
 B = 6" MAPLE ORANGE FLAGGING
 SW CORNER TO A 25 1/2'
 SW CORNER TO B 44 1/2'
 NW CORNER TO A 37'
 NW CORNER TO B 26'

ORIGINAL GRADE AT CORNERS
 NW -59"
 NE -69"
 SW -59" *HIGH POINT -57"
 SE -68"

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

Observation Hole 1 Test Pit Boring
3 " Depth of Organic Horizon Above Mineral Soil

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

Depth Below Mineral Soil Surface (inches)	Texture	Consistency	Color	Mottling
0	SL	FR	GRAY/BLK RED/WH YELLOW	NONE
10				
20	LS		YELLOW BROWN	
30				FAINT TO DISTINCT
40				
50				BED ROCK FREE TO 36"

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

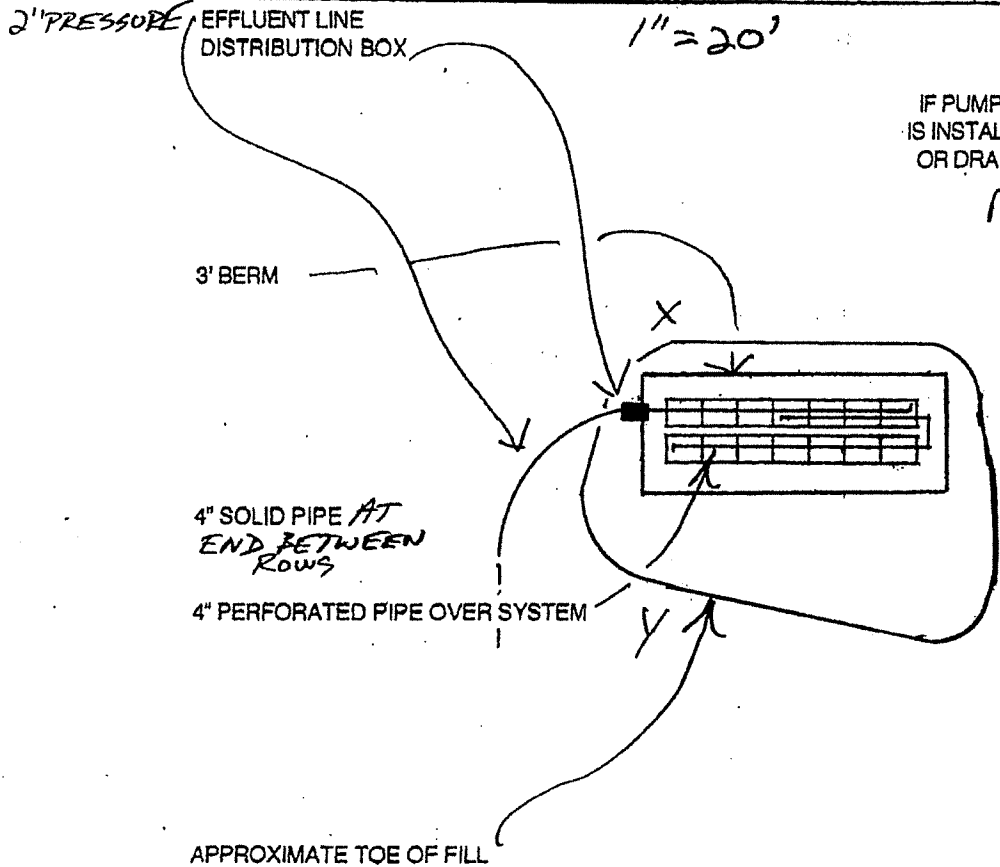
Soil Classification <u>2 A1E</u>	Slope <u>13%</u>	Limiting Factor <u>36"</u>	<input type="checkbox"/> Ground Water <input type="checkbox"/> Restrictive Layer <input checked="" type="checkbox"/> Bedrock <input checked="" type="checkbox"/> Pit Depth
Profile <u>A1E</u>	Condition		

Soil Classification	Slope	Limiting Factor	<input type="checkbox"/> Ground Water <input type="checkbox"/> Restrictive Layer <input type="checkbox"/> Bedrock <input type="checkbox"/> Pit Depth
Profile	Condition		

Peter Michalsky 357

7/24/2020

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION		Department of Human Services Division of Health Engineering (207) 287-5672 FAX (207) 287-4172
Town, City, Plantation DAMARISCOTTA	Street, Road, Subdivision 11 FIR TREE LANE	Owner's Name NIKE PRATT



IF PUMP IS USED, ENSURE EFFLUENT LINE IS INSTALLED BELOW FROST, INSULATED, OR DRAINS AFTER EACH CYCLE.



ELEVATION REFERENCE POINT
LOCATION + DESCRIPTION
8" POPPLE 'A' - NAIL 7" OFF
REFERENCE ELEVATION IS 0" GRADE

1000 GALLON SEPTIC TANK TO BE EQUIPPED WITH ZABEL A-1800 FILTER OR EQUIVALENT.
TANK TO BE ≥ 50' FROM SHORE ≥ 8' FROM COTTAGE
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.

<i>Pete Mallory</i> Site Evaluator Signature	357 SE *	7/24/2020 Date
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TOWN CITY PLANTATION

PAMARISCOTTA

STREET, ROAD, SUBDIVISION

11 FIR TREE LANE

OWNERS NAME

NIKI PRATT

SCALE:

VERT: 1"=5'

HORIZ: 1"=5'

NOTES:

1. FILL REQUIREMENTS VARY GREATLY BECAUSE OF BED LOCATION. CONTRACTOR SHALL FIELD CHECK ALL SLOPES BEFORE DETERMINING ACTUAL FILL REQUIREMENTS.
2. NOTES ON PAGE OF ARE HEREBY MADE PART OF THIS HHE-2000 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 1/400 FT.
6. SECTION SHOWN IS BASED ON AN AVERAGE EXISTING GROUND SLOPE OF $\frac{1}{4}$.

FILL REQUIREMENTS AT SECTION:

DEPTH OF FILL (UPSLOPE) **20"**

DEPTH OF FILL (DOWNSLOPE) **14"/15"**

CONSTRUCTION ELEVATIONS:

E.R.P. REFERENCE ELEVATION IS **0'**

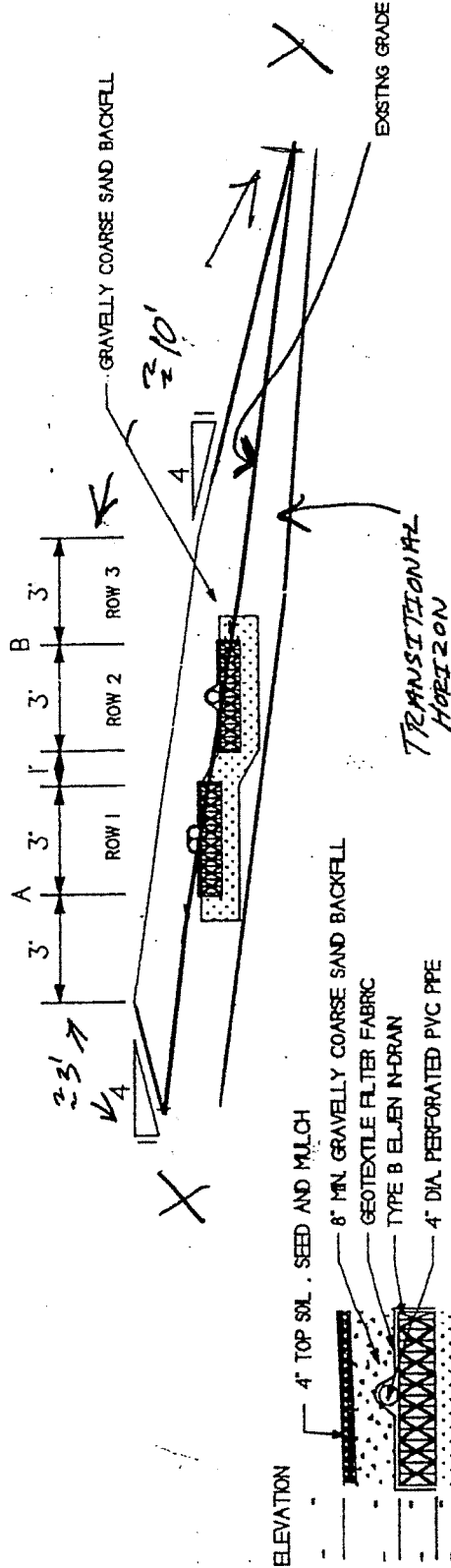
ROW **1**

FINISH GRADE **-47"**

TOP OF DISTRIBUTION PIPE **-55"**

BOTTOM OF IN-DRAINS **-66"**

1/4" - TYPE B IN-DRAINS (2 ROWS OF 2 EACH ROW)



DETAIL
NTS

Peter MacCrandy

357

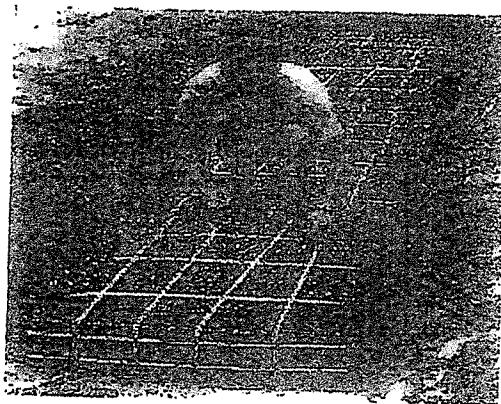
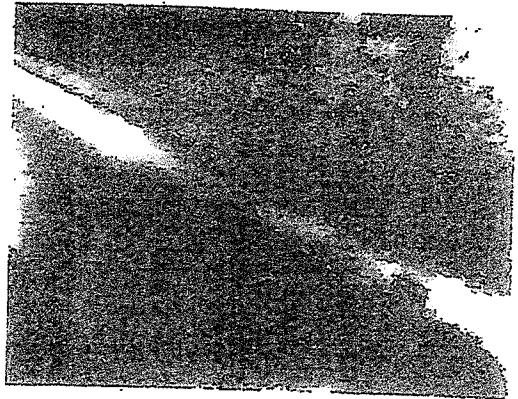
7/24/2020
DATE

PAGE 4 OF 6

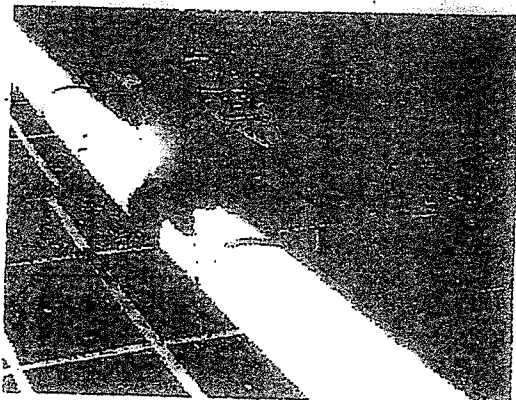
Eljen GSF Geotextile Sand Filter GSF

Trench and In-Ground Cluster Installation

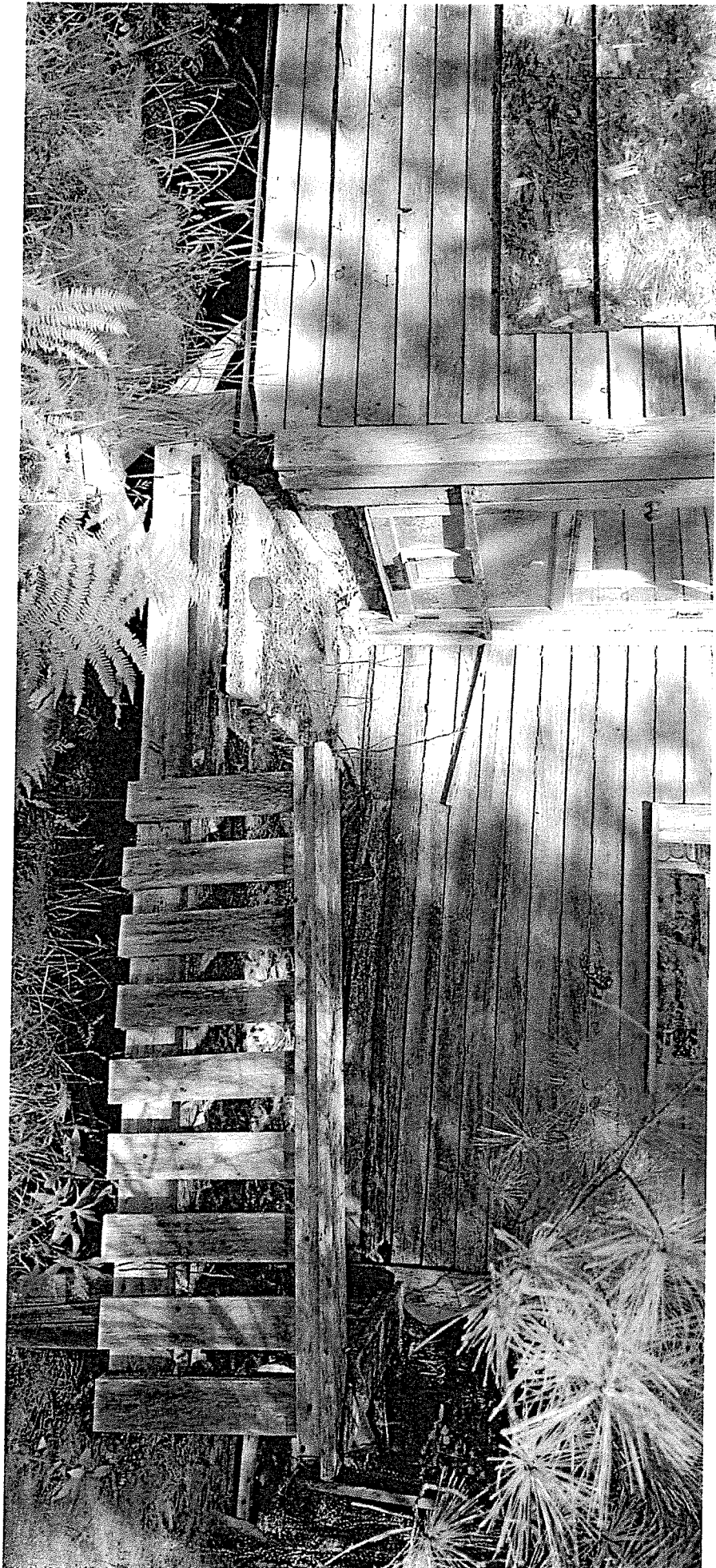
1. Prepare site according to local and state regulations. Do not install system on frozen or saturated ground.
2. Remove all organic soil and roots at disposal and fill extension areas.
3. Scarify receiving layer to eliminate smearing.
4. Place 6" of D.O.T. or state highway specification washed concrete 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.**
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.**



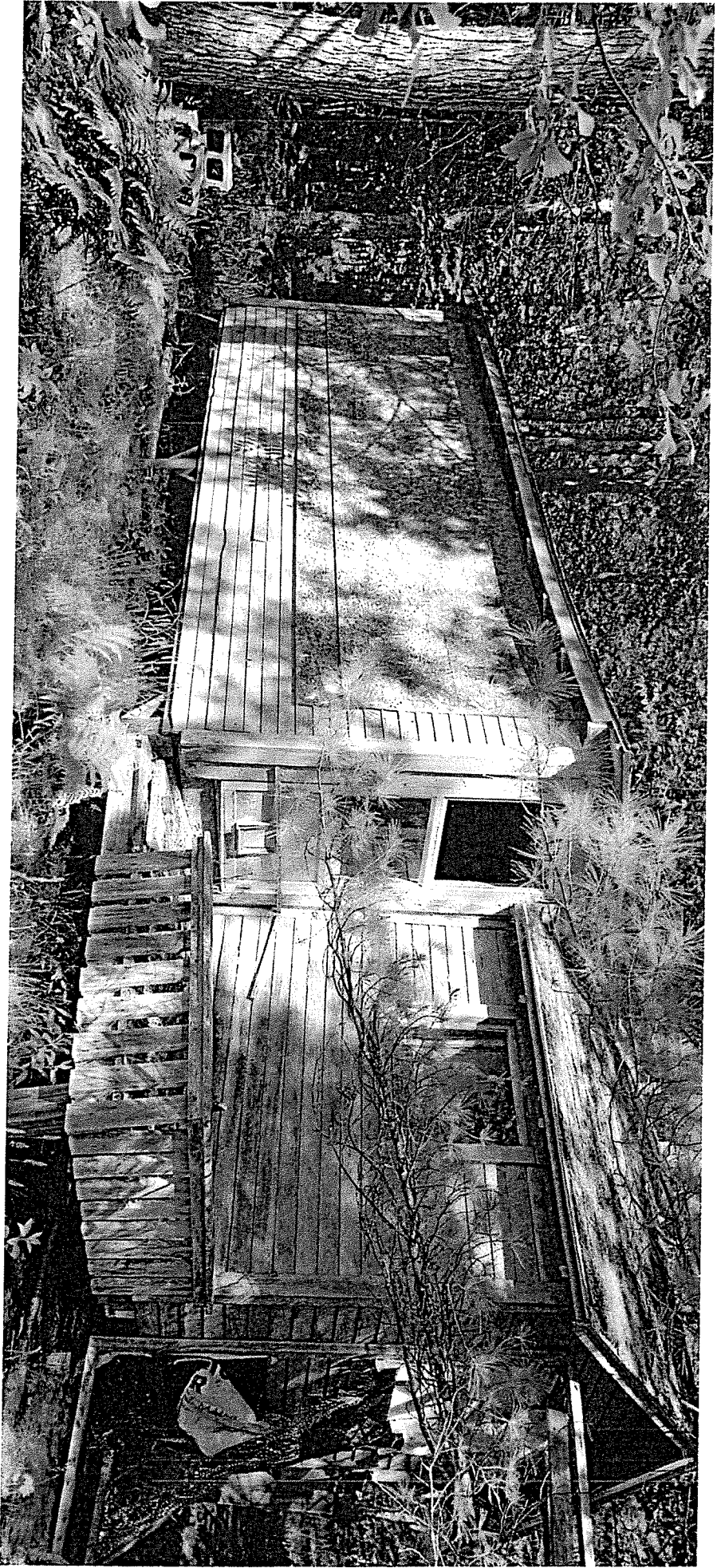
9. Place 12" medium to coarse sand (see step #4) between rows and 6" min at the sides in trench or bed.
10. Complete backfill and loam to 12" min. over In-Drains. Fill should be clean, porous and devoid of large rocks. Use well graded sandy fill with a maximum 10% passing a #200 sieve. Do not use wheeled 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.
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.



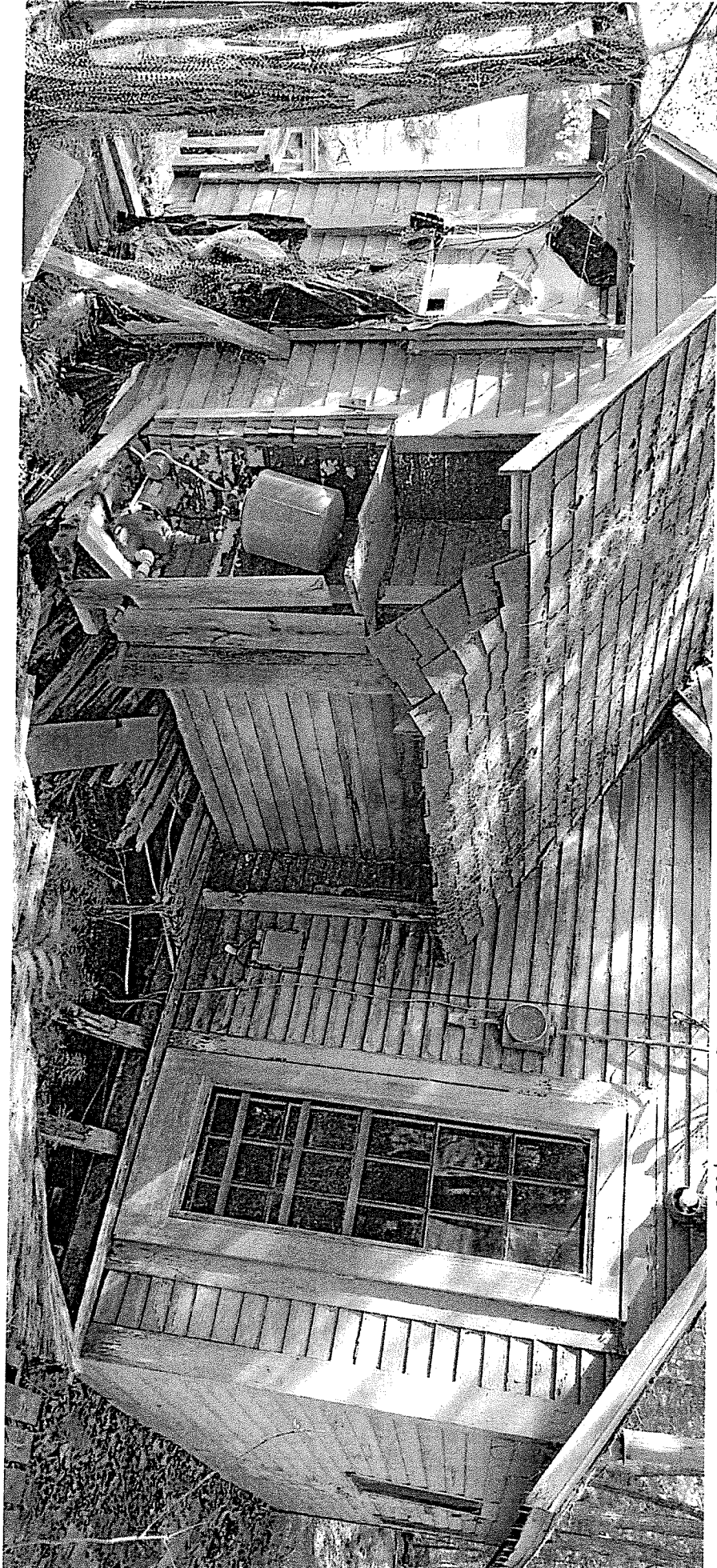
11. Divert surface runoff. Finish grade to prevent surface ponding. Seed loam and protect from erosion.



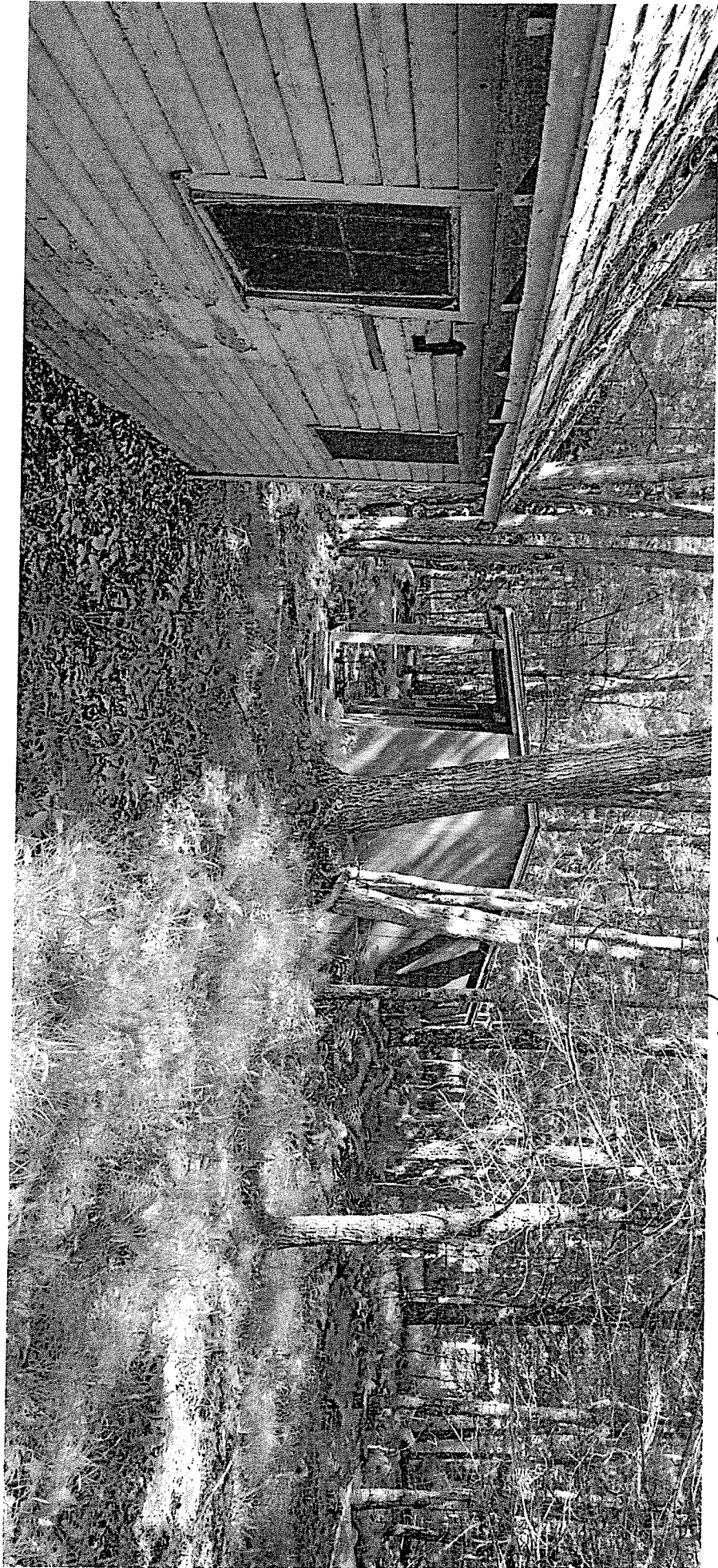
UNSAFE Dock Lake side



Front Towards Water - 4/30/06 Deck



North End Deck + Addition



Back side away from water

Memorandum

To: Damariscotta Planning Board
Fm: Bob Faunce
Date: November 2, 2020
Re: 639 Main Street - Adult Use Marijuana Store and Tier II Cultivation Facility

On behalf of MSN Enterprises, LLC, Gartley and Dorsky Engineers has submitted a Site Plan Review Pre-Application to establish an adult use marijuana store and Tier II cultivation facility at 639 Main Street. The property is currently improved with a farm residence and barn, which will be converted to the proposed uses. A state tier 2 cultivation facility license allows cultivation by a licensee of not more than 2,000 square feet of plant canopy. Both the adult use marijuana store and the Tier II cultivation facility are permitted in the C2 District.

Attached is the Site Plan Review Pre-Application. The applicant proposes to construct a parking lot, improve the access off of Main Street and make several other improvements. Main Street is a state highway so the access will require approval from MaineDOT. In addition to discussing the project with the applicant at the upcoming meeting, the Planning Board should schedule a site visit.

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 MSN Enterprises, LLC	2. Applicant's Address PO Box 193 Harpwell, ME 04079	3. Applicant's Tel # and Email (617) 699-7326 msnenterprisesllc1@gmail.com
4. Property Owner Michael S. Noetzel	5. Owner's Address same as applicant	6. Owner's Tel # and Email same as applicant
7. Engineer/Consultant Gartley & Dorsky Engineering & Surveying	8. Engineer/Consultant Address PO Box 1031 Camden, ME 04843	9. Engineer/Consultant Tel # and Email (207) 236-4365 apulver@gartleydorsky.com
10. Location/Address of Property 639 Main Street Damariscotta, ME	11. Tax Map/Lot Map 3 Lot 29	12. Zoning District C2: Other commercial

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))

The site will be used for an Adult Use Marijuana Store and Tier II Cultivation Facility in accordance with State of Maine Law, Office of Marijuana Policy Rules, and Town of Damariscotta Licensing Ordinance. The property is located at 639 Main Street, Damariscotta and is currently used as a residence and is proposed to be converted to commercial use with an attached residence upon approval by the Planning Board. Renovations are projected to begin in early 2021.

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.

See attached

Damariscotta Planning Board

Site Visit

40 Field Road

CRLT Solar Project

November 20, 2020

Members Present: Dan Day, Neil Genthner, Jonathan Eaton, Ann Jackson, Jenny Begin

Staff Present: Bob Faunce

Applicant: Steve Nufnagel (CRLT), Steve Robinson and Allison Barbour, Revision Energy

Others: Evan Houk, LCN

The PB members and staff reviewed with the applicant and the consultants the location of the proposed solar array. The array will be oriented due south and should not create glare for the residence at the end of Field Road or the two residences southeast of the site but it will be visible to these residences. There was some discussion about whether the solar array should be moved closer to the tree line to the north. One member expressed concern that moving the array to this location would make it more visible to the river if the mature pines are eventually lost.

The consultant stated that the rows of panels might be moved somewhat closer together but the limiting factor will be the need to accommodate a tractor and mower. Due to the excellent drainage characteristic of the soil, erosion and rutting from stormwater draining off the panels will be extremely unlikely. Trenching will be necessary to install underground electrical cables and will be completed following standard best management practices to avoid future erosion.

The consultant was asked to show the proposed solar array, brush, trees and a large rock on Google Earth and to send notices of the public hearing to abutters and any residences that will see the array.