

Application Number _____
Fees Preliminary _____ Pd
Fees Final _____ Pd

Town of Waldoboro

Site Plan Review and Subdivision Ordinance Preliminary Application (Please Type or Print)

Type of Application: Site Plan Review Subdivision Ordinance
 Shoreland Zone Flood Plain Hazardous Materials

Brief description of proposed project: The Coffee Can will be a locally owned business providing a high-quality drive through experience in partnership with Rock City Coffee Roasters and a local bakery. As the name implies, the drive through will be housed in a new and customized shipping container, hence "The Coffee Can."

Address: 1350 Atlantic Hwy Zoning District: 1B Map: W12 Lot: lot 5
Name of Applicant: The Coffee Can, LLC
Address: 98 Steer Rd Town: Bremen State: ME Zip: 04551
Telephone Numbers: 207-449-2918
Local Contact Name: Don Conroy Telephone: 207-790-1174
Name of Owner (if not applicant): Carl Erickson Jr
Address: 868 Atlantic Hwy Town: Waldoboro State: ME Zip: 04572

Applicant must attach a copy of deed, signed option agreement or lease agreement. If applicant is a corporation, attach certificate from the Secretary of State (Maine) showing authority to do business in Maine.

Name of Applicant's Engineer: _____ Telephone: _____
Address: _____ Town: _____ State: _____ Zip: _____
Name of Applicant's Attorney: _____ Telephone: _____
Address: _____ Town: _____ State: _____ Zip: _____
Name of Applicant's Soil Scientist: _____ Telephone: _____
Address: _____ Town: _____ State: _____ Zip: _____
Name of Applicant's Land Surveyor: _____ Telephone: _____
Address: _____ Town: _____ State: _____ Zip: _____

I certify that the information contained in this application is correct to the best of my knowledge.

Signature (applicant):  Date: 12/23/20
Title: Owner

Action by the CEO, Planning Board, Board of Appeals		
Informal Pre-Application Review:	Date: _____	By: _____
Preliminary Review:	Date: _____	By: _____
Site Walk:	Date: _____	By: _____
Public Hearing:	Date: _____	By: _____
Modifications:	Date: _____	By: _____
Final Review:	Date: _____	By: _____
Modifications:	Date: _____	By: _____
Appeals:	Date: _____	By: _____
Certificate of Occupancy:	Date: _____	By: _____

The Coffee Can
1350 Atlantic Hwy
Don Conry, applicant representative

The Coffee Can drive through is the result of two local families collaborating for nearly two years. With diverse professional backgrounds ranging from international real estate business to years with the local land trust, from a health professional to a master craftsman an idea took form - a local business providing high quality, local products in partnership with Rock City Coffee Roasters and a commercial local bakery to create a quick, clean, easy to navigate drive through option for coffee lovers both within the community and those passing through.

The Coffee Can will be located at 1350 Atlantic Highway, using the original development of the now vacant property. We have chosen to use a new shipping container to create a stylized modern industrial look. The container will be fully customized with aesthetic features and good windows for visibility. We intend to use the existing curb cuts and circular drive from the previous development of the site. Landscaping will include reestablishing grass around the drive and intentionally placed planters. Construction will be done off site and the container delivered in a near completed state. We anticipate the completed project to cost about \$50,000. Our aim is to open in late April or early May of 2021. We believe a high quality, well priced, drive through experience will be successful on Route 1 with high traffic counts and great visibility.

Waldoboro Land Use Ordinance

Article 7 General Performance Standards

Buffers – Buffers surrounding the property are currently grass and will be improved with a minimum of 15' to be maintained along the edge fronting Route 1. Parking will not be allowed along Route 1. The two large shade trees on the property will be kept.

Construction Standards – All electrical, safety, energy, and plumbing codes will be met in the modification of the shipping container. Electrical disturbances will not be created and the maintenance of historic architectural standards does not apply.

The use of a shipping container will provide a stylized modern industrial look compatible with the business district B of Route 1. At 160 square feet, the can will be a small development footprint on the lot. Located on Route 1, the lot has already been developed for commercial use and is generally flat with no wetlands or environmentally sensitive areas. It is in an area of minimal risk of flood hazard per the FEMA Flood Boundary and Floodway Map. Any noise created by cars idling or espresso being made will be well below the levels of ambient noise of Route 1 traffic. All lighting will be in accordance to the Land Use Ordinance. The site will be well maintained and refuse properly disposed of in a timely manner. The available town water and sewer connections will be used.

Signs – Signage will include a freestanding sign along Route 1 and small entrance and exit signs. All signs will follow the application processes with the town and MDOT and comply with all standards and setbacks. They will be well maintained.

Article 8 Environmental Standards

Stormwater management – This site has already been developed and we are not making significant changes to the lot which would cause soil erosion or impact current drainage and stormwater management.

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Groundwater Impacts – The Coffee Can will be using the existing town water and sewer hookups and as such a Groundwater Impact Analysis is not applicable.

Being a drop-in small impact development on an already improved lot within the Route 1B business district the operation and development of The Coffee Can will not adversely affect surrounding, undeveloped natural areas. It is also located outside the buffer zone for the Medomak River.

Article 9 Roads, Parking, Driveways and Traffic Access

Traffic Impact Analysis – An Analysis is not applicable as we do not meet the criteria of requiring 50 or more parking spaces or will be generating more than one hundred trips during any peak hour. As the business will be located on Route 1 we have contacted MDOT and with the current curb cuts and no road work needing to be done they do not require us to obtain a permit. The only remaining requirement with MDOT is signage within their right of way. We will submit the appropriate forms for a sign with both MDOT and the Town.

The driveway will be routed to avoid backup onto Route 1. It will include single direction, directional signage, adequate setback, ample loop between order and pickup, and fast throughput. Please see site plan for visual reference. Four parking spaces will be provided for employees.

Article 10 Specific Performance Standards

Restaurants – The Coffee Can meets the state definition of a takeout eating establishment. In regards to public restrooms it does not meet the state definition of an “eating establishment” in 22 M.R.S. § 1685 (1) as food and drink served will be strictly through a drive through window without on-premises dining. As such a public restroom is not required, although one will be provided for employees. The Coffee Can will be hooked up to municipal water and sewer. Four parking spaces will be provided for employees in accordance with Article 9.

Additional Permits and Approvals Required

Maine State Health and Human Services License

Town of Waldoboro approval and permits

MDOT Sign Approval

Utility District Hookup

LLC Certificate, LLC application was made to the state on December 23, 2020, we are awaiting certificate.

Letter of intent to lease, Agreement has been reached, waiting on letter for planning board.

Attachments:

Site Plan

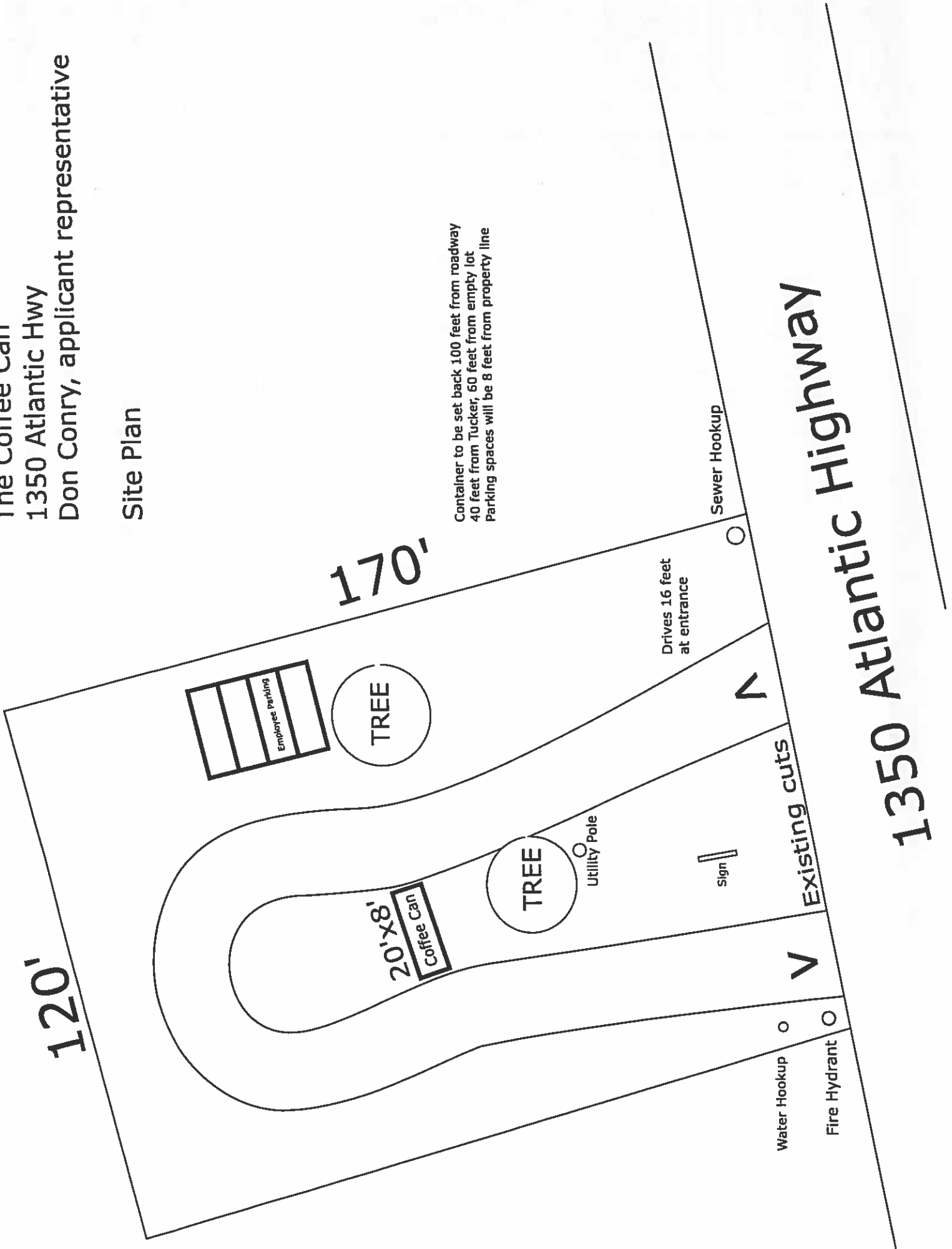
Copy of tax map U12

Site Sketch

Logo and sign art

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Site Plan



Container to be set back 100 feet from roadway
40 feet from Tucker, 60 feet from empty lot
Parking spaces will be 8 feet from property line

170'

120'

1350 Atlantic Highway

TREE

TREE

20'x8'
Coffee Can

Employee parking

Drives 16 feet
at entrance

Sewer Hookup

Water Hookup

Fire Hydrant

Utility Pole

Sign

Existing cuts

350 Atlantic Highway

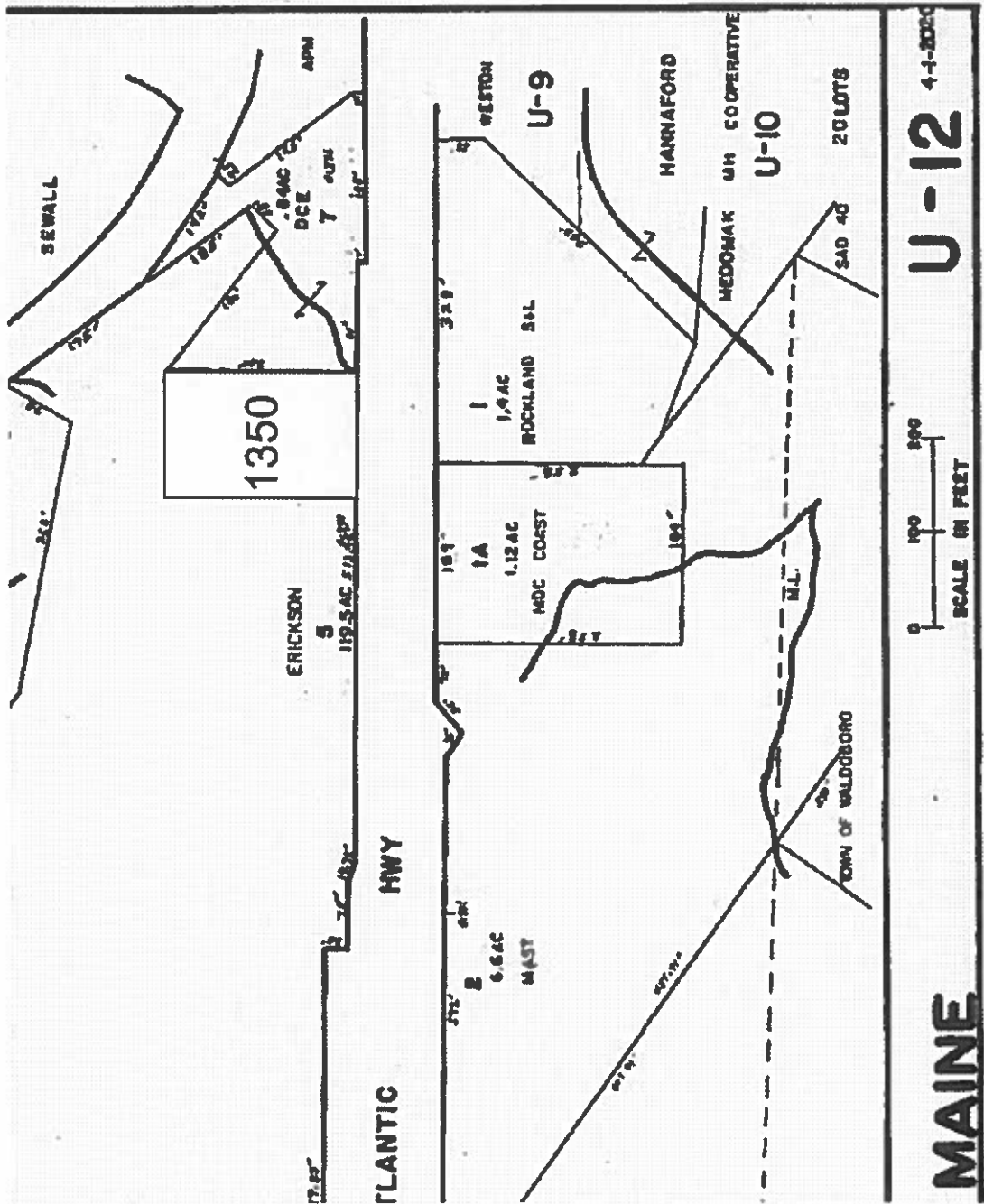
US HQ ES National Wetlands Inventory - Wetlands

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

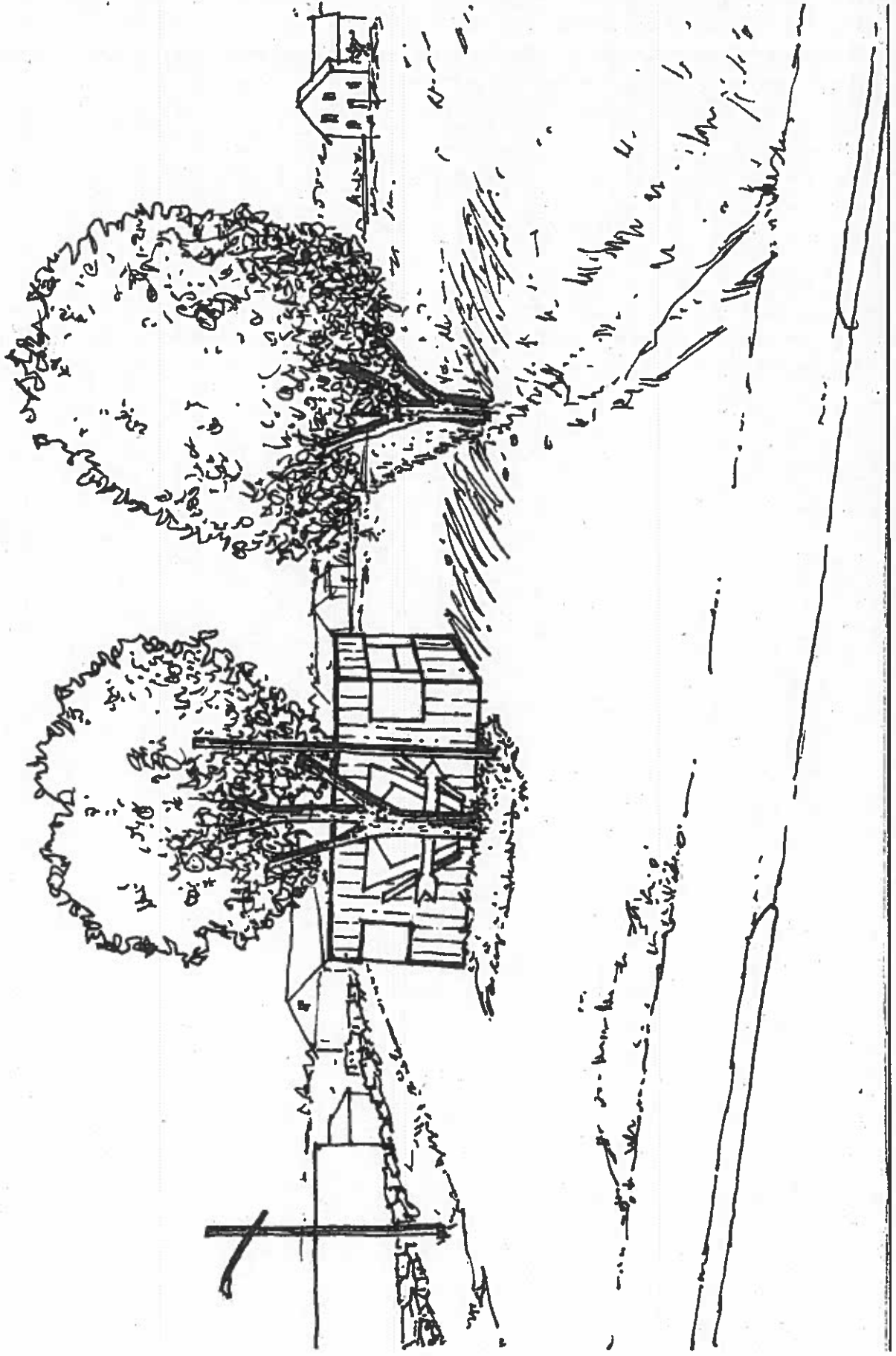


White lines indicate the 120 x 170 square foot property to be leased by the applicant.
 Yellow lines indicate the setbacks for the building (40 feet from Chevrolet, 100 feet from the road, and 60 feet from the vacant lot)
 Orange lines indicate the setbacks for the parking (8 feet from the vacant lot, and 126 feet from the road)
 Red and Blue lines show the existing utilities (Sewer and Water respectively)
 Purple area is the interior traffic pattern with the entrance on the right and the exit on the left. The curbs are separated by 52 feet.
 White area shows the planned employee parking.
 Blue area shows the 8 x 120 square foot storage container/ building

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