

SP 20-08

Fees Preliminary \_\_\_\_\_ P.1  
Fees Final \_\_\_\_\_ P.2

### Town of Waldoboro

#### Site Plan Review and Subdivision Ordinance Preliminary Application

(Please Type or Print)

Type of Application:  Site Plan Review  Subdivision Ordinance  
 Special Use  Flood Plain  Hazardous Materials

Brief description of proposed project: To expand the existing parking area by an additional 50' x 115' so as to provide an additional 10 parking spaces

Address: 14 Atlantic Hwy Zoning District: Route 1A Map: R4 Lot: 50  
Name of Applicant: Arthur & Charles BVM  
Address: 14 Atlantic Hwy Town: Waldoboro State: ME Zip: 04572  
Telephone Numbers: 207 563 7906  
Local Contact Name: Charles Telephone: 864 800 1043  
Name of Owner (if not applicant): SAME  
Address: \_\_\_\_\_ Town: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Applicant must attach a copy of deed, sign 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: Peter Lynch Telephone: 832 7869  
Address: \_\_\_\_\_ Town: Waldoboro 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): [Signature] Date: 07/22/20  
Title: \_\_\_\_\_

Action by the CEO, Planning Board, Board of Appeals	
Informational Pre-Application Review	Date _____ By _____
Preliminary Review	Date _____ By _____
Site V. all.	Date _____ By _____
Public Hearing	Date _____ By _____
Modifications	Date _____ By _____
Final Review	Date _____ By _____
Modifications	Date _____ By _____
Appeals	Date _____ By _____
Certificate of Occupancy	Date _____ By _____

To: Town of Waldoboro Planning Board

From: Medomak Veterinary Services

by: Douglas W. Charles

Date: 07/20/20

Medomak Veterinary Services, 14 Atlantic Highway, is in need of additional parking due to a significant increase in patients seen over the past two years. In order to safely accommodate clients in a business proximate to Route 1, off road parking is a necessity.

MVS has reached an agreement with Mr. Robert A. Benner to acquire from him adjacent property approximately 50' x 115' and to the immediate North to use as additional parking.

Improvements to that property, which is currently open lawn, would include adding fill and topping with crushed rock so as to allow for employee parking behind the existing MVS building. No additional improvements would be necessary to the acquired property nor the existing business structures. Patient parking would be on the current asphalt parking lot. No change to entry/egress to Route 1 would be required.

MVS intends to begin construction as soon as all legal requirements are fulfilled so as to complete work before snowfall.

Thank you for your consideration.

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# Town of Waldoboro, Maine

1600 Atlantic Highway P.O. Box J

Waldoboro, ME 04572

Phone: (207) 832-5369

Fax: (207) 832-6061

[www.waldoboromaine.org](http://www.waldoboromaine.org)

Date: 8-1-2020

I, Robert Benner, acknowledge that I am in the process of selling a segment of my property at 24 Atlantic Highway (Map/lot: R4/ 48) to the owner of 14 Atlantic Highway (Medomak Veterinary Services) for their proposed project.

I am aware the intended use is to create a 50 x 115 square foot parking lot expansion for the established business.

Signature:

Robert Benner or Authorized Agent (\_\_\_\_\_)

A. Air & Water Pollution

The proposal is expanding the parking area and will use existing drainage system. (Not Applicable)

B. Buffer Areas

The proposal will use existing buffer for west property line. No alteration to existing vegetation. There will be no change to the existing Route 1 buffer.

C. Construction Standards

No building is proposed. (Not Applicable)

D. Electrical Disturbances

No change to existing utilities. (Not Applicable)

E. Historic Village District, Architectural Standards

Not in Historic Village District. (Not Applicable)

F. Hydrogeologic Assessment of Groundwater Impacts

The proposal would not involve two thousand (2,000) gallons of water or sewage disposal. (Not Applicable)

G. Lighting and Glare

No lights are proposed. (Not Applicable)

H. Net Developable Acreage Calculation

The property is currently 0.51 acres. The existing building and deck is measured at 0.09 acres (3,955 square feet). Combined with the 0.17 acres currently used for parking and the entrance, there is 0.26 acres already developed (50.98%). The proposed parking would add 0.13 acres (5,750 square feet), bringing the total up to 0.39 acres (76.47%). There is no surface water or wetland on site. With the acquired property, MVS will have a total of 0.72 acres, and thus have 54.16% of developed property.

I. Noise

Only noise will be during the existing business hours.

J. Parking and Loading

MVS will use the same entrance/ exit that has been on site. The intention of the expansion is to accommodate more clients and prevent parking to take place on Route 1 as well as vehicle stacking. As noted on 3(c)(4) of the Ordinance, the expanded parking area will be at least eight (8) feet from the new property boundary. The parking will be made of gravel with a fill. There are no minimum parking spaces listed for 3(c)(9) for a veterinary clinic, but this parking will create an additional ten (10) spaces.

- K. Phosphorus Control  
Property is not located within a watershed. (Not Applicable)
- L. Refuse Disposal  
The proposal is only for expanded parking. (Not Applicable)
- M. Sanitary Provisions  
The proposal is only for expanded parking. (Not Applicable)
- N. Signs  
Any new signs will receive approval from the CEO.
- O. Soils  
Construction area has PaB soil (Peru fine sandy loam), which is moderately well-drained.
- P. Soil Erosion and Sedimentation Control  
Current and future runoff would be captured by the existing culvert near Route 1. (Not Applicable)
- Q. Storage of Materials  
The proposal is only for expanded parking. (Not Applicable)
- R. Storm Water Management  
Current and future runoff would be captured by the existing culvert near Route 1. (Not Applicable)
- S. Street Access, Driveways, Street/ Road Construction Standards  
Proposal will use existing driveways/ street access points. (Not Applicable)
- T. Traffic Impact Analysis  
Use will not have one hundred (100) trips during peak hours and not have fifty (50) spaces. (Not Applicable)
- U. Water Quality Impacts  
No intentional surface or ground water discharge is planned. (Not Applicable)
- V. Aesthetic, Cultural, and Natural Values  
The proposal would enhance existing commercial use on Route 1.
- W. Financial and Technical Capabilities  
MVS has served the community for decades and chose to do the expansion now because of an agreement with an abutting neighbor.
- X. Flood Zone  
Not located in a FEMA Floodplain. (Not Applicable)
- Y. Freshwater Wetlands  
None are in the property lot as indicated on the site map. (Not Applicable).

**Z. River, Stream, or Brook**

There is no river, stream, or brook on or abutting 14 Atlantic Highway. (Not Applicable)

**AA. Spaghetti Lots**

The change to the lot will not involve shore frontage. (Not Applicable)

**BB. Adjoining Municipality**

The lot is entirely in Waldoboro. (Not Applicable)

**CC. Access to Direct Sunlight**

Proposed construction is for parking. (Not Applicable)

**DD. Sufficient Water**

The proposal is only for expanded parking. (Not Applicable)

**EE. Conformity with Town Ordinance and Plans**

Veterinary Service is an allowed use in Commercial Route 1A.



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## PLANNING BOARD DECISION

DATE: August 19, 2020

**Applicant:** Doug Charles (Medomak Veterinary Services)

**Address:** 14 Atlantic Highway

**Map/ Lot:** R4/ 50

**Proposal:** Construct a 50 x 115 square foot parking lot addition (Construction of over 1,500 square feet)

**Decision:** Application was approved with conditions by a 4-0.

**Signatures:** An accompanying document was signed by all attending Planning Board members present on August 12, 2020:

Chair Scott Simpson, Vice-Chair Jim Russo, John Kosnow, and Barbara Boardman.

The signatures were gathered on August 19, 2020 because the meeting was held remotely.

### **Conditions:**

1. Land must be acquired from Robert Benner (as stated in the application)
2. The Net Developable Acreage and site map on the application are updated to reflect the transfer.

### **Post-Town Responsibilities:**

1. Max Johnstone will collect signatures of Planning Board members.
2. The Town will acquire documents reflecting the new property boundaries and ownership.

### **Public Comments:**

None.

### **Additional Notes:**

Stormwater survey and soil erosion were not applicable due to the slope of the property and existing Route 1 culvert that was noted in the 2000 site plan that encompassed the original building and parking lot.

Applicant received approval before transfer of property to ensure project was acceptable.

The Net Developable Acreage was adjusted to show that 0.39 acres out of 0.72 available acreage (after the transfer is complete) would be developed (54.16%).

The site map was amended to not have the entire eastern border expanded, but only to expand the north and northeastern border to accommodate the additional parking as well as the required 8 foot setback.

Signed,

Maxwell Johnstone, Director of Planning and Development



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Date: August 19, 2020

This letter indicates that the Waldoboro Planning Board approved the site plan for the application at 14 Atlantic Highway on August 12, 2020.


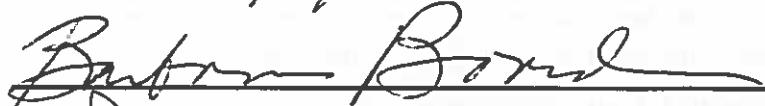

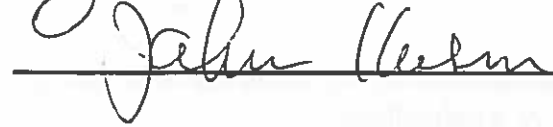
The Planning Board approved the proposal to:

Construct a 50 x 115 square foot parking expansion on recently acquired land.

The approval was based on the following conditions:

1. Land is acquired from the neighbor (Robert Benner).
2. Adjustments are made to the Net Developable Acreage calculation to show percentage of developed acreage after transfer of land is complete.
3. Site Map is updated when transfer is complete

**Signatures of Planning Board members:**

	8/21/20
	8/19/2020
	8/21/20
	8/21/20



# 4 Atlantic Highway

## Parcels



Red Block: 50 x 115 parking expansion  
 Yellow Lines: 8 foot setback  
 Blue Block: Existing culvert for runoff

PFO4/1B and PFO1B:

-lightly vegetated, nontidal wetlands that shows surface water after days of heavy rain

## FWS 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

## Maine Elevation Contours Aggregate

Maine\_Elevation\_Contours\_2\_Feet

Maine\_Elevation\_Contours\_20\_Feet

Maine Geolibrary Parcel Map, ver 9 last revision Sept 2018

Maxar | Esri Community Maps Contributors, BuildingFootprintUSA, Esri, HERE, Garmin, SafeGraph, INCREMENT P, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA | U.S. Fish and Wildlife Service, National Standards and Support Team, wetlands\_team@fws.gov



esri

