

**Moody's Seafood Site Plan
Application**

**1540 Atlantic Highway
Waldoboro, Maine**

Moody's Seafood Application Index

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- Submission Checklist (3 Pages)
- Property Tax Map
- Attachment #1 : Project Description, including existing floor plans and proposed plans/ drawings
- Attachment #2 : Site Map, traffic flow, parking plan
- Attachment #3 : Verification from property owner for intent to lease
- Attachment #4 & #5 : Permits from MDOT for traffic flow
- Attachment #6 : Water Usage
- Attachment #7 : Sewage Usage
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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: Buying Shellfish from Harvesters

Address: 1540 Atlantic Hwy Zoning District: Commercial B Map: V-9 Lot: 15
 Name of Applicant: Walker S. Moody Sr.
 Address: 337 Cundy's Harbor Rd Town: Harpwell State: Maine Zip: 04079
 Telephone Numbers: 207-295-6460
 Local Contact Name: _____ Telephone: _____
 Name of Owner (if not applicant): Gerald Bell
 Address: St. Michaels, MD Town: St. Michaels State: MD Zip: 21663

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. Attachment #8)

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

I certify that the information contained in this application is correct to the best of my knowledge.
 Signature (applicant): Walker S. Moody Sr. Date: _____
 Title: Owner

Action by the CEO, Planning Board, Board of Appeals		
Informational Review - 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: _____



Town of Waldoboro
Application Review

Submission Checklist

Applicant's Name: Walter S Moody

Proposed Use: commercial shellfish Date: _____

Type of Application (Check all that apply):

- Land Use Review
- Subdivision
- Residential
- Commercial
- Institutional
- Conversion/ Change of Use
- Conversion of existing non-residential use to another nonresidential that increases impacts
- Use requiring CP that was determined to go to Planning Board.
- Construction or expansion of more than 10% of the existing structures' gross square footage
- Commercial use of land that does not involve buildings or structures, such as gravel pit, cemetery, golf course, groundwater extraction and other nonstructural nonresidential uses

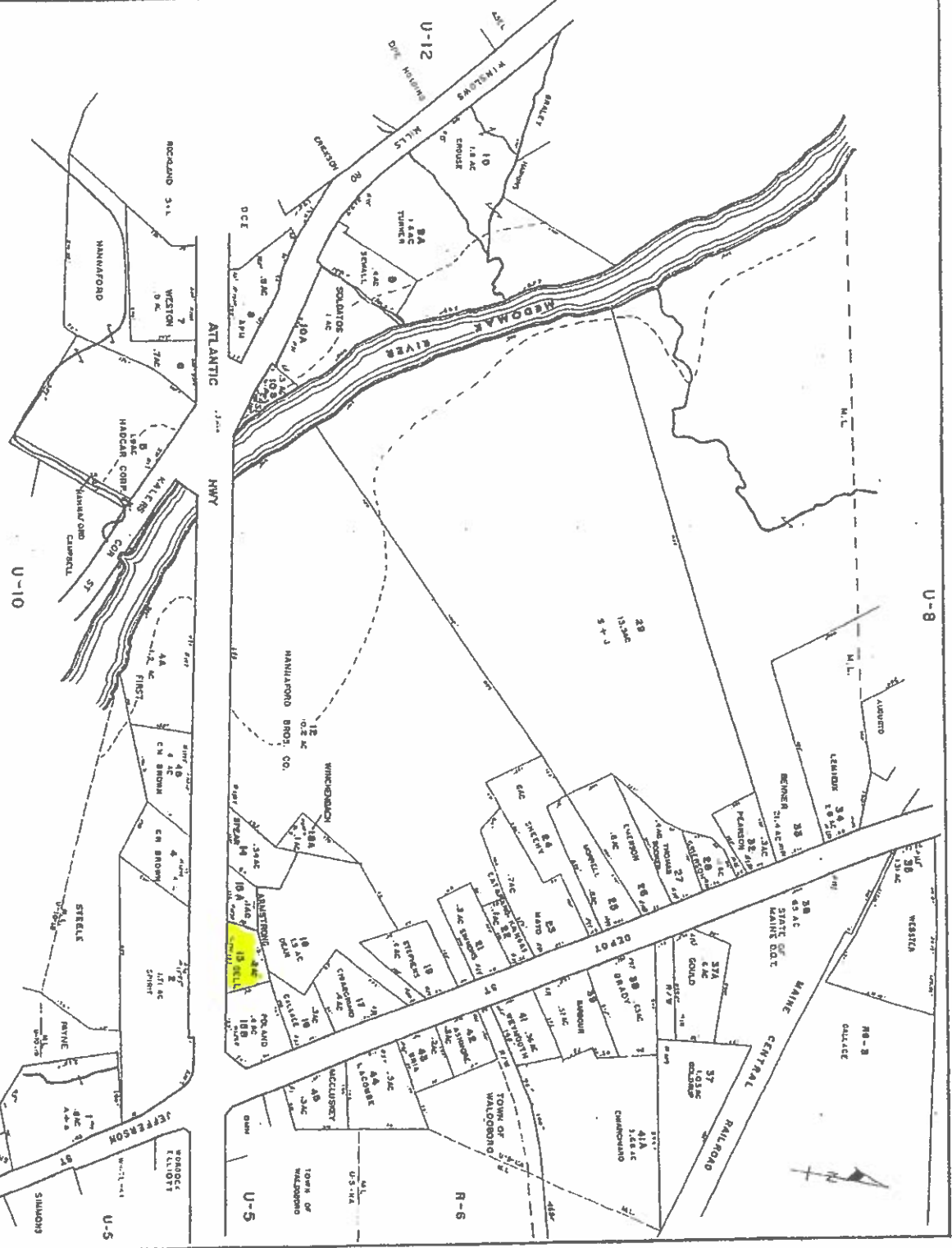
Article 3 – Application Review Documents	Applicable / Waiver Request	Location in Application	Planning Board Decision
Application Cover sheet filled out			
Verification of property ownership		3	
Map addressing Section 3.5.1.11		7	
Fees verified by CEO			
Project description with planned opening		1	
Other required permits		4 & 5	
Estimated water and sewer usage		6 & 7	
For sewer, evidence site can connect		EXISTING	
For subsurface system, hte-200 form		N/A	
Explanation for traffic pattern		2	
All Article sections below are addressed			
Digital version is initially presented			
Ten (10) copies of final draft received			

Article,3 -- Additional Application Review Documents only for Planning Board Review.	Applicable / Waiver Request	Location in Application	Planning Board Decision
Map by engineer or architect Note: contour lines no more than 10 feet		N/A	
Title block on map		J	
Planning Board approval block on map		EXISTING	
Revision block on map		N/A	
Conditional block on final map		N/A	
Structural drawings		EXISTING STRUCTURE	
Peak traffic and demonstrate safety		4 & 5	
Stormwater and erosion control plan		EXISTING	
Technical and financial capability			
Fire protection		SMOKE DETECTORS	

The following tables only provide the Section titles. The subsections can be found in the Land Use Ordinance.

Article 7 -- General Performance Standards	Applicable / Waiver Request	Location in Application	Planning Board Decision
7.1 Buffer Areas		J	
7.2 Construction Standards		EXISTING	
7.3 Electrical Standards		EXISTING	
7.4 Historic Village District, Architectural Standards		N/A	
7.5 Net Developable Acreage		EXISTING	
7.6 Noise		EXISTING	
7.7 Lighting		EXISTING	
7.8 Refuse Disposal		DUMPSTER	
7.9 Sanitary Provisions		EXISTING	
7.10 Signs		EXISTING	
7.11 Storage Materials		N/A	
7.12 Emergency Services		EXISTING	
7.13 Archaeological/ Historic Sites		N/A	

NOT A SUBSTITUTE FOR A SURVEY
SEE THE ORIGINAL RECORDS



PROPERTY MAP WALDOBORO, MAINE

SCALE IN FEET
0 150 300

U-9 4-1-2021

Project Description

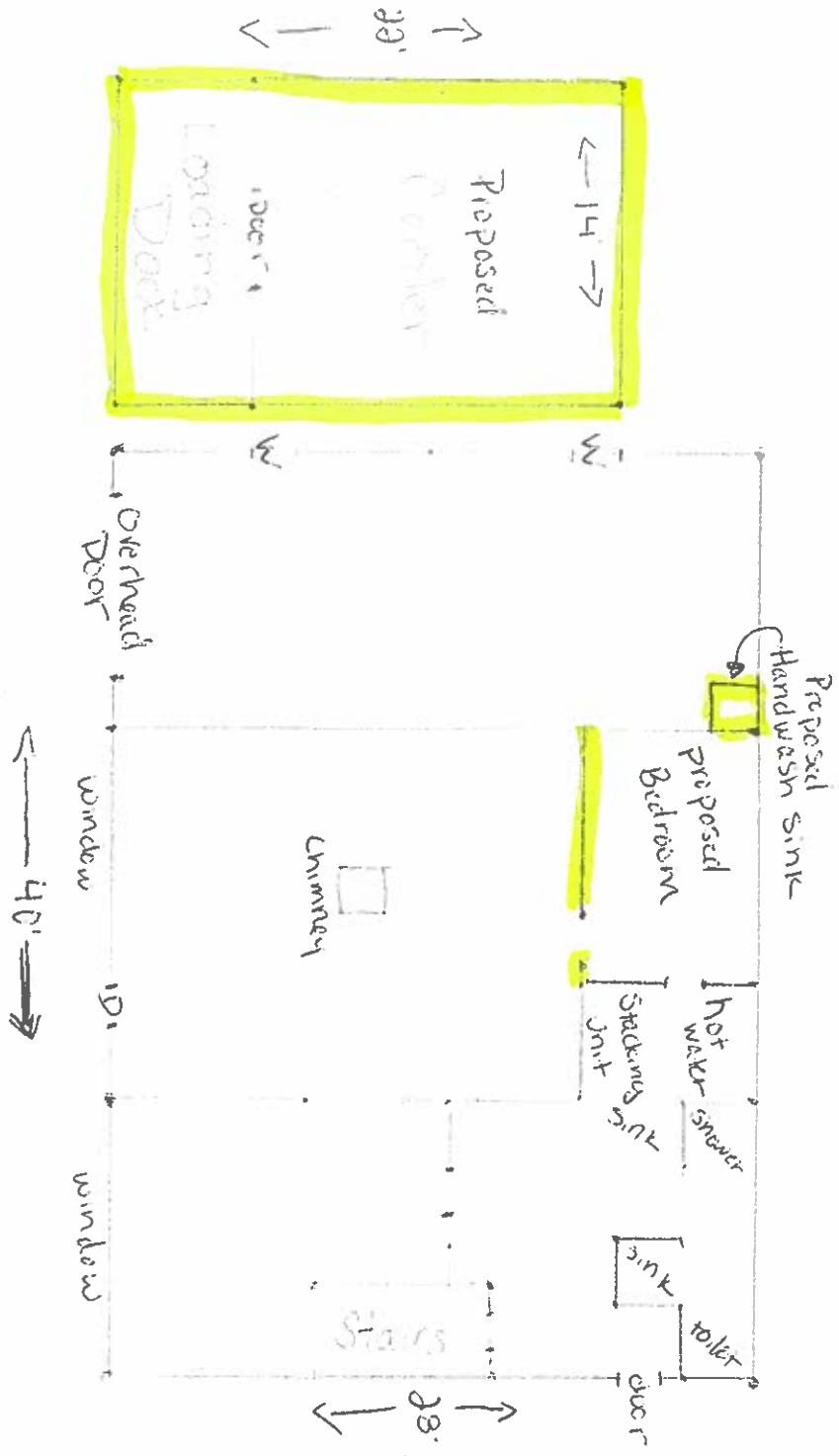
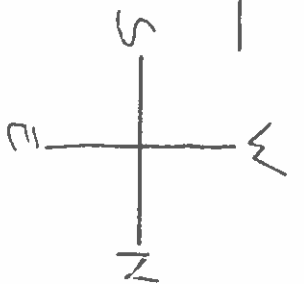
To purchase shellfish from local shellfish harvesters on a daily basis. An employee of Moody's Seafood would occupy the bottom apartment to manage purchasing and loading of product on a daily basis to be transported to Moody's main seafood plant in Harpswell, Maine for distribution from that location. We are proposing to rent the second floor apartment to qualified tenants to help with the overall expenses. All activities as far as purchasing shellfish would be based on low tide and approximately 5 hours of purchasing time on site. There would be no more than a dual wheeled box truck on site. There will be no tractor trailer traffic as stated on the DOT permit.

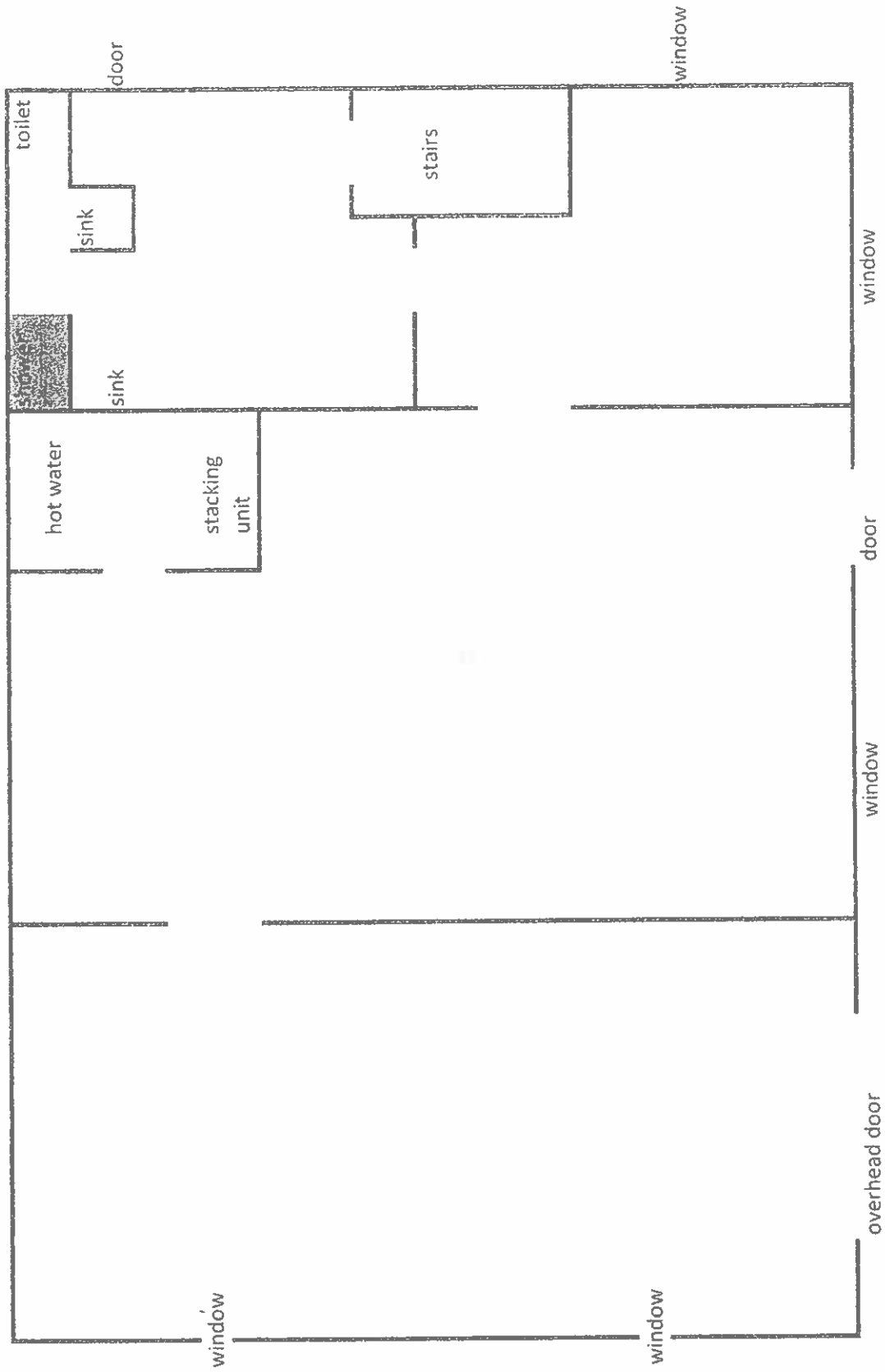
Planned opening will be approximately 1 - 2 weeks after approval from the Town of Waldoboro.

Proposed Site Plan

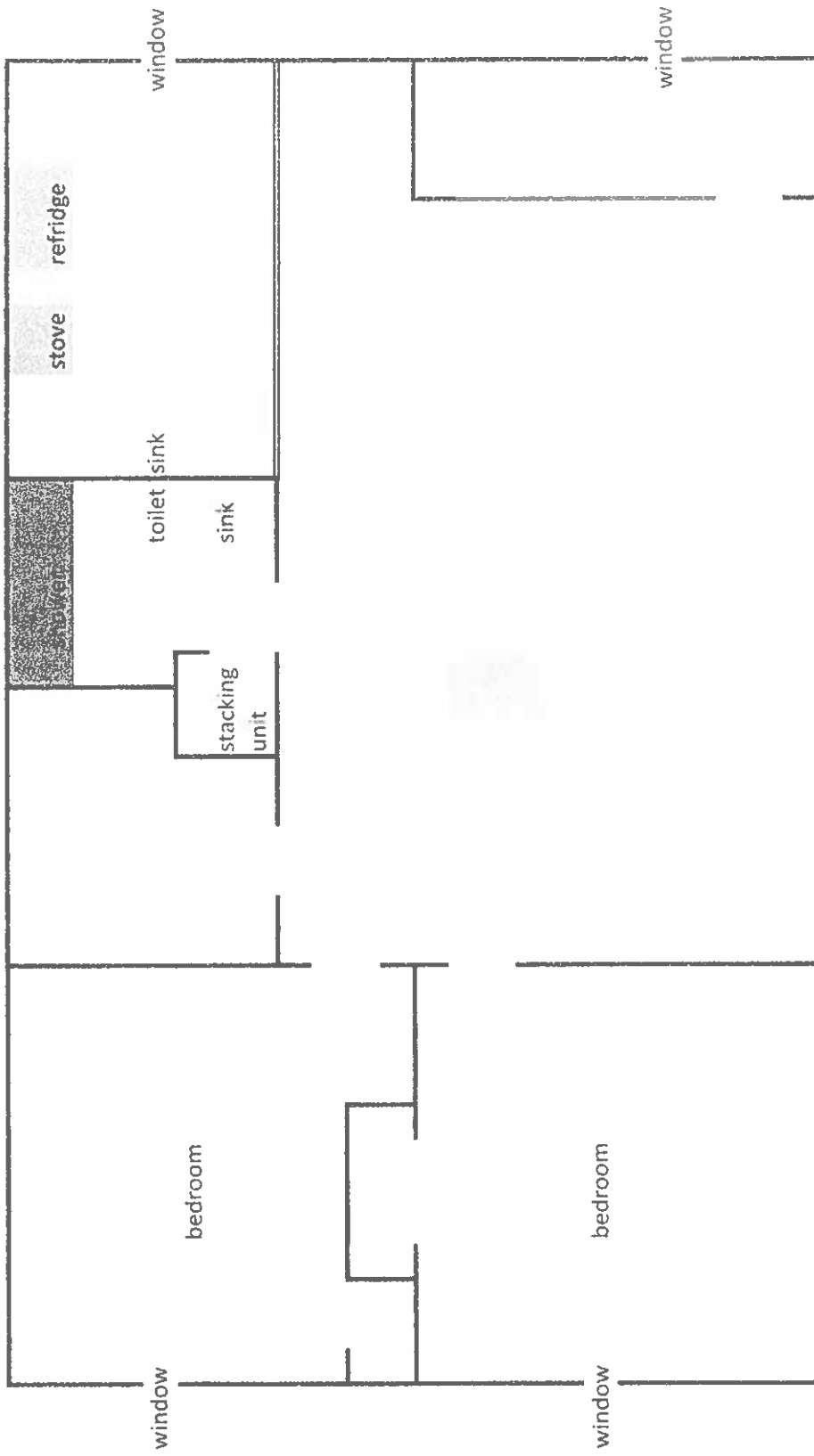
Scale: 1/4" = 1 foot

Proposed



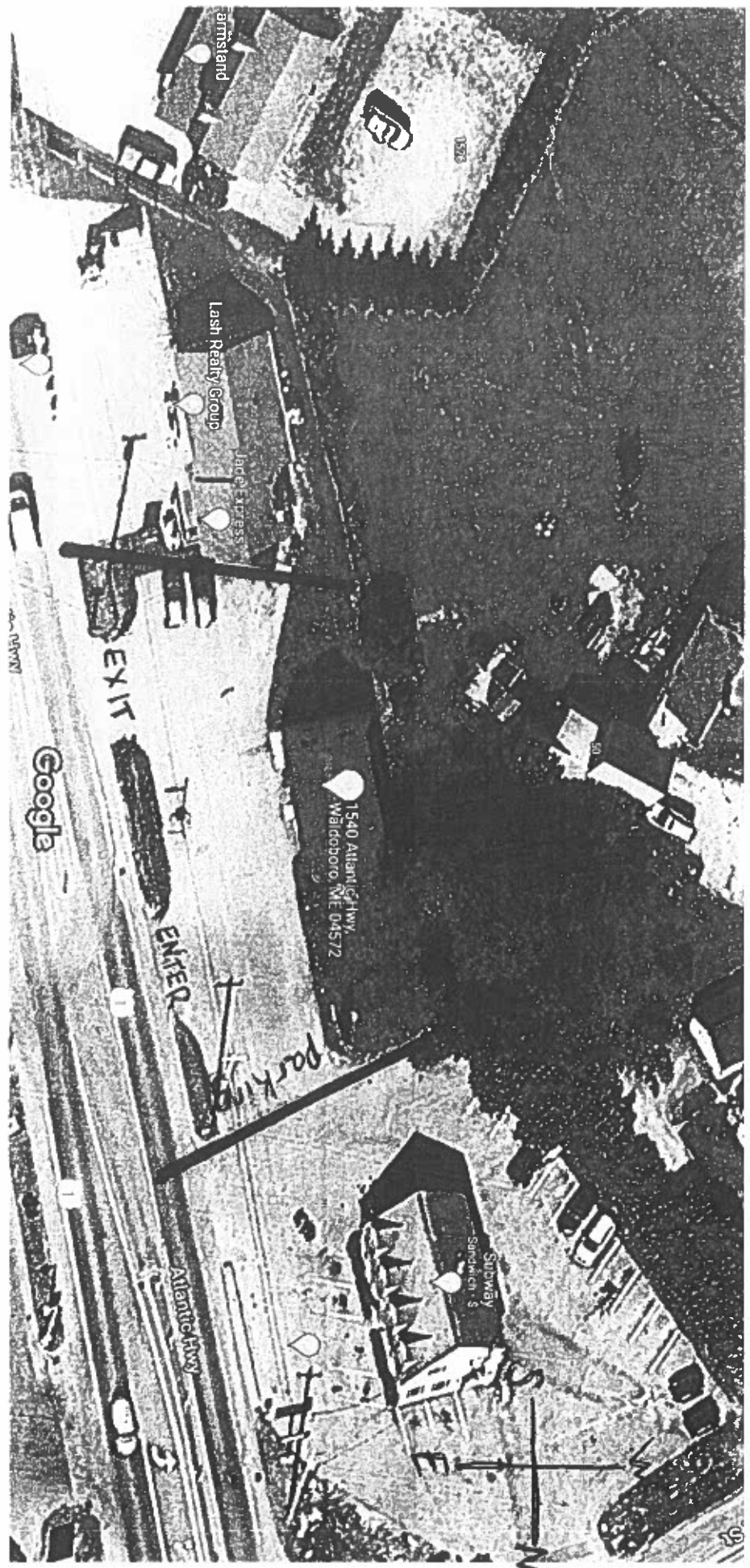


Existing
- First Floor -



Existing
-Upstairs-

1540 Atlantic Hwy



Map data ©2022, Map data ©2022 20 ft

Gerald Bell - Property Owner
 PO Box
 St. Michaels, MD 21663
 Walter Moskops - Lessee
 357 Cundys Harbor Rd
 Hampden, ME 04479

Proposed Sateed Big
 Station
 1540 Atlantic Hwy
 Waldoboro, Maine

Gerald Matthew Bell

PO Box K

St. Michaels, MD 21663

410-924-7557

Baysailor1980@hotmail.com

Moody's Seafood

May 10, 2022

This letter confirms that I have intent to lease the building located at 1540 Atlantic Highway, Waldoboro, ME 04572 to Scott Moody and Moody's Seafood, pending planning board approval. He has my permission to file necessary applications and permits to facilitate his leasing and use of the property.

Please contact me if there are any questions regarding this.

Respectfully,

Gerald M Bell

5/10/22

Gerald M Bell

4

3

STANDARD CONDITIONS AND APPROVAL

1. Provide, erect and maintain all necessary barricades, lights, warning signs and other devices as directed by MaineDOT to properly safeguard traffic while the construction is in progress.
2. At no time cause the highway to be closed to traffic
3. Where the driveway is located within a curb, curb and gutter, and/or sidewalk section, completely remove the existing curb, curb and gutter, and/or sidewalk as may be required to create the driveway and restore drainage. All driveways abutting sidewalk sections shall meet the requirements set forth in the Americans with Disabilities Act of 1990, 42 U.S.C. Sec. 12131 et seq.
4. Obtain, have delivered to the site, and install any culverts and/or drainage structures which may be necessary for drainage, the size, type and length as called for in the permit pursuant to 23 M.R.S.A. Sec. 705. All culverts and/or drainage structures shall be new.
5. Start construction of the proposed driveway within twenty-four (24) months of the date of permit issuance and substantially complete construction of the proposed driveway within twelve months of commencement of construction.
6. Comply with all applicable federal, state and municipal regulations and ordinances.
7. Do not alter, without the express written consent of the MaineDOT, any culverts or drainage swales within the MaineDOT right of way.
8. File a copy of the approved driveway permit with the affected municipality or LURC, as appropriate within 5 business days of receiving the MaineDOT approval.
9. Construct and maintain the driveway side slopes to be no steeper than the adjacent roadway side slopes, but in no case to be steeper than 3 horizontal to 1 vertical, unless the side slope is behind existing roadway guardrail, in which case it shall be no steeper than 2 horizontal to 1 vertical.
10. Notify the MaineDOT of a proposed change of use served by the driveway when increase in traffic flow is expected to occur. This does not exempt the need for obtaining a Traffic Movement Permit (TMP) if trip generation meets or exceeds 100 passenger car equivalents (PCE) during the peak hour of the day.
11. Construct or implement and maintain erosion and sedimentation measures sufficient to protect MaineDOT facilities.
12. Driveways shall be designed such that all maneuvering and parking of any vehicles will take place outside the highway right-of-way and where vehicles will exit the premises without backing onto the highway traveled way or shoulders. All driveways will have a turnaround area to accommodate vehicles using the premises.
13. Closing any portion of a highway or roadway including lanes, shoulders, sidewalks, bike lanes, or ATV access routes is not permitted without MaineDOT approval.

FURTHER CONDITION OF THE PERMIT

The owner shall assume, the defense of, and pay all damages, fines, and penalties for which he/she shall become liable, and shall indemnify and safe harmless said Department, its representatives, agents and employees from liability, actions against all suits, claims, damages for wrongful death, personal injuries or property damage suffered by any person or association which results from the willful or negligent action or inaction of the owner/applicant (agent) and in proceedings of every kind arising out of the construction and maintenance of said entrance(s), including snow removal.

Nothing herein shall, nor is intended to, waive any defense, immunity or limitation of liability which may be available to the MaineDOT, their officers, agents or employees under the Maine Tort Claims Act or any other privileges and/or immunities provided by law. It is a further condition that the owner will agree to keep the right of way inviolate for public highway purposes and no signs (other than traffic signs and signals), posters, billboards, roadside stands, culvert end walls or private installations shall be permitted within Right of Way limits.



May 6th, 2022

Moody's Seafood
Walter Moody
337 Cundy's Harbor Road
Harpwell, ME 04079

Re: Ability to Serve – 1540 Atlantic Highway - Waldoboro

Greetings,

The Maine Water Company (MWC), that contract operates the Waldoboro Water District, has received your request for an Ability to Serve Determination for the property located at 1540 Atlantic Highway, Waldoboro Maine for the above referenced project. The request indicates a plan to redevelop the existing building with one bathroom/sink combo and one additional hand wash sink. Any expected increase in water usage is negligible. Based on the criteria, Waldoboro Water District does have sufficient capacity in the area from the existing 12-inch ductile iron main on Depot Street to serve this project and from where this building is currently served. Additional infrastructure improvements may be required at the expense of the developer to meet the overall needs of this project.

Conditions of Service

- It is our understanding that the existing service lines are adequately sized and will not be changed.
- Notify Maine Water of any changes to the existing service line connections.

Should a request for service or completion of the project not be executed within one year of the date of this letter, MWC reserves the right to reevaluate its ability to serve this project.

All work must be completed in accordance with MWC Terms and Conditions as well as material specifications. All appropriate paperwork must be completed and deposit paid prior to the start of construction. Please forward all design plan revisions as the project develops to prevent construction delays. Water service will be provided in accordance with Maine Public Utility Commission rules. If you have any additional questions, please do not hesitate to contact our office at 1-800-287-1643 or by email at Marcus.Knipp@mainewater.com. We look forward to working with you throughout design and construction.

Sincerely,
The Maine Water Company

Marcus Knipp, E.I.T.
Engineer

The Maine Water Company
221 Industrial St. Waldoboro, ME 04095
Tel: 207-833-2371 www.mainewater.com

WALDOBORO UTILITY DISTRICT

Gordon C. Webster, Superintendent

P.O. Box 848
Waldoboro, ME 04572

Office (207) 832-0422
Fax (207) 832-0423
E-mail wud@midcoast.com

May 9, 2022

Chair
Waldoboro Planning Board
Town of Waldoboro
P.O. Box J
Waldoboro, ME 04572

RE: Proposed Business at 1540 Atlantic Hwy.

Dear Planning Board:

This letter is to confirm that the wastewater collection and treatment system of the Waldoboro Utility District has the capacity to transport and treat the expected wastewater from the proposed new business at 1540 Atlantic Hwy. This is not expected to reduce the future capacity of the District as this building has been a customer for many years.

If you have any questions or concerns, you may contact me at the above e-mail or by phone.

Sincerely,

Gordon C. Webster, Superintendent

Pc: Stan Waltz, Waldoboro Code Enforcement

SIXTH: ("X" one box only)
 The corporation will have a board of directors.
 There will be no directors; the business of the Corporation will be managed by shareholders (13-C M.R.S.A. §745)

SEVENTH: (For corporations with directors, each of the following provisions is optional - "X" only if applicable)
 The number of directors is limited as follows: not fewer than _____ nor more than _____ directors (13-C M.R.S.A. §803)
 To the fullest extent permitted by 13-C M.R.S.A. §202 2.D, a director shall have no liability to the Corporation or its shareholders for money damages for an action taken or a failure to take an action as a director.
 Except as otherwise specified by contract or in its bylaws, the Corporation shall in all cases provide indemnification (including advances of expenses) to its directors and officers to the fullest extent permitted by law. (13-C M.R.S.A. §§202, 857 and 859)

EIGHTH: ("X" only if applicable)
 The Corporation elects to have preemptive rights as defined in 13-C M.R.S.A. §641

NINTH: ("X" only if applicable)
 Additional provisions of these Articles of Incorporation are set forth in Exhibit _____ attached hereto and made a part hereof (13-C M.R.S.A. §207)

TENTH: Name and address of each Incorporator is set forth below or on Exhibit _____ attached hereto.

<p><u>Walter S Moody, Sr.</u> <small>(type or print name)</small></p>	<p><u>337 Cundy's Harbor Road</u> <small>(street or mailing address)</small></p> <p><u>Harpswell ME 04079</u> <small>(city, state and zip code)</small></p>
<p><small>(type or print name)</small></p>	<p><small>(street or mailing address)</small></p> <p><small>(city, state and zip code)</small></p>

Dated 12/23/15 By Walter S Moody, Sr.
(signature of incorporator)
Walter S Moody, Sr.
(type or print name)

**The professional corporation name must contain one of the following: "chartered," "professional corporation," "professional association" or "service corporation" or the abbreviations "P.C.," "P.A." or "S.C.". Examples of professional service corporations are accountants, attorneys, chiropractors, dentists, registered nurses and veterinarians. (This is not an inclusive list - see 13 M.R.S.A. §223.2.)

*These articles must be dated and executed by an incorporator pursuant to the provisions of 13-C M.R.S.A. §121.5

Please remit your payment made payable to the Maine Secretary of State.

Submit completed form to: Secretary of State
 Division of Corporations, LLC and Commissions
 101 State House Station, Augusta, ME 04333-0101
 Telephone Inquiries: (207) 624-7752 Email Inquiries: CEC.Corporations@Maine.gov