

Application Number 21-08-SP  
Fees Preliminary      Pd       
Fees Final 194 Pd ✓

## Town of Waldoboro

### Site Plan Review and Subdivision Ordinance Preliminary Application

(Please Type or Print)

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

Brief description of proposed project: 40x30 ADDITION FOR EXISTING RETAIL

Address: 2090 ATLANTIC HWY Zoning District: R12 COMMERCIAL Map: U7 Lot: 9A  
Name of Applicant: BENJAMIN DELANO JR  
Address: 5 HARBOR RD Town: WALDOBORO State: ME Zip: 04947  
Telephone Numbers: 207-691-6657  
Local Contact, Name: DELANO SEFFORD Telephone:       
Name of Owner (if not applicant):       
Address:      Town:      State:      Zip:     

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): Benjamin Delano Jr Date: 3/21/2021  
Title:     

#### Action by the CEO, Planning Board, Board of Appeals

Informal Pre-Application Review:	Date: <u>    </u>	By: <u>    </u>
Preliminary Review:	Date: <u>    </u>	By: <u>    </u>
Site Walk:	Date: <u>    </u>	By: <u>    </u>
Public Hearing:	Date: <u>    </u>	By: <u>    </u>
Modifications:	Date: <u>    </u>	By: <u>    </u>
Final Review:	Date: <u>    </u>	By: <u>    </u>
Modifications:	Date: <u>    </u>	By: <u>    </u>
Appeals:	Date: <u>    </u>	By: <u>    </u>
Certificate of Occupancy:	Date: <u>    </u>	By: <u>    </u>

Narrative for 2090 Atlantic Highway

February 22, 2021

I am applying to the Town of Waldoboro from Delano Seafood to add an addition on our retail building. We want to add a 40' x 36' addition with an open floor plan that includes an 8' x 20' walk-in cooler and an 8' x 20' walk-in cooler/ freezer. Both walk-in additions will be built on the north end of the addition. The planned addition is so Delano Seafood can have more retail space at the current location. The existing building will be used for storage and office space.

I was informed by Max Johnstone about the location of the building near the brook and the potential location in a FEMA-designated floodplain zone. I originally envisioned the addition to be built as shown on Map 1. I told Max during his February 20, 2021 site visit that there was filling down near the brook to minimize the flooding. Max is contacting the Maine Emergency Management Agency (MEMA) to see if that has reduced the shown floodplain area. Map 2 is an alternative plan Max prepared where the addition would be built away from the brook. I would prefer Map 1 if it is acceptable to the Planning Board and MEMA confirms it is not in a floodplain.

Construction would begin this summer and completed before the winter.

Thank you.

Kendall Delano

**ARTICLE 7 (GENERAL PERFORMANCE STANDARDS)**

**7.1 (Buffer):** Delano Seafood is located on Route 1 and is properly screened from existing residential buildings. The proposed structure will not remove existing vegetation between the proposed footprint and the existing brook. The location of the proposed addition will not impact the property line buffer nor the Route 1 buffer.

**7.2 (Construction):** The construction will comply with the Standards listed in the Ordinance.

**7.3 (Electricity):** Proposal will not cause electrical disturbances.

**7.4 (Historic Village Architectural Standards):** Not Applicable.

**7.5 (Net Developable Acreage):** The lot is 3.02 acres. The flood zone consists of 0.93 acres, and cuts off 1.35 acres from potential development. This leave 0.8 acres (26.5%) of the property for development. The completion of this project will result in only 2,684 square feet (.061 acres) of floor space developed on the property (7.62% of the remaining 0.8 acres).

**7.6 (Noise):** Proposal will not impact the current hours of operation and noise levels.

**7.7 (Lighting):** Any new lighting will comply with the Standards listed in the Ordinance.

**7.8 (Refuse Disposal):** Proposal will not impact the current disposal of waste.

**7.9 (Sanitary Provisions):** Site is serviced by a subsurface wastewater disposal system.

**7.10 (Signs):** Any new signs will comply with the Ordinance and seek CEO approval.

**7.11 (Storage of Materials):** Site already stores outdoor materials in enclosed containers.

**7.12 (Emergency Services):** Application will be forwarded to the Fire Department for review.

**7.13 (Historic Sites):** Site is already developed south of the brook and has had no potential historic or archaeological significance.

**ARTICLE 8 (ENVIRONMENTAL STANDARDS)**

**8.1 (Stormwater Management):** Proposal would continue current stormwater management practice to have water runoff flow to existing brook and culvert to avoid buildup.

**8.2 (Erosion Control):** This project will utilize the existing topography and not result in unstable soil conditions.

**8.3 (Hydrogeologic Assessment of Groundwater Impacts):** Not applicable

**8.4 (Water Quality Impacts):** Proposed addition will not result in the discharge of untreated materials that could potentially cause harm to human, animal, plant, or aquatic life.

**8.5 (Phosphorus Control):** The proposed project is not located in the watershed of an identified Great Pond.

**8.6 (Soils):** A copy of the soil can be found in the application. The site is rated as "Very Limited" for small commercial buildings. The addition will be built like the current building that has performed well on the site.

**8.7 (Air & Water Pollution):** The provided site maps show the contour lines for the relation of the buildings on site to the nearest floodplains. As stated under 8.4, there will be no discharge of untreated materials that could potentially cause harm. The proposed addition will not emit gasses that can have an adverse impact on the air quality.

**8.8 (Aesthetic, Cultural, and Natural Values):** There is no effect on public scenery.

**8.9 (Flood Zone):** Both site maps indicate the FEMA designated floodplains. Max Johnstone is currently working with MEMA to determine if the floodplain has potentially changed due previous work to mitigate flooding. If it is determined the floodplain has not changed, we would choose the site plan outlined in Map 2 to keep the project outside of the flood zone.

**8.10 (River, Stream, Brook, and Wetlands):** Back Brook is indicated on the site maps.

**8.11 (Buffer Requirements for Water Quality Protection):** Current grassy vegetation would remain between the proposed area and the brook.

#### **ARTICLE (ROADS, PARKING, DRIVEWAYS, AND TRAFFIC ACCESS)**

**9.1 (Traffic Impact Analysis):** Not applicable because proposed expansion will not provide parking for fifty (50) or more vehicles nor will generate more than one hundred (100) vehicle trips during peak hours.

**9.2 (Access):** Not applicable because project would utilize existing egress to Route 1 that received permission from Maine Department of Transportation (copy attached to application).

**9.3 (Parking and Loading):** The expansion will be 1,440 additional square feet for the site. In addition to the existing 672 square feet for the current building, the required minimum parking for the retail space will be eight (8) parking spaces to accommodate the 2,112 square feet. The site maps show all parking spaces currently used by employees (located at the southernmost space on the left side of the lot) and customers. The parking spaces are shared with the restaurant use that requires two (2) parking spaces for the provided picnic tables on site.



BOOK 3538 PG 71 11039  
09-26-2005 @ 02:28P

# Maine Department of Transportation Driveway/Entrance Permit

Permit Number: 3026

Location: Route: 0001X, Atlantic Hwy.

Owner: Kendall N. Delano

Municipality: Waldoboro

Address: 272 Waldoboro Road

County: Lincoln

Friendship, Me 04547

Tax Map: ; Lot Number:

Culvert Size: "

Culvert Type: N/R

Culvert Length: '

Date of Permit: 29-AUG-05

Approved Entrance Width: 24'

Telephone: 2078324234

In accordance with rules promulgated under 23 M.R.S.A., Chapter 13, Subchapter I, Section 704, the Maine Department of Transportation (MaineDOT) approves a permit and grants permission to perform the necessary grading to construct, in accordance with sketch or attached plan, an Entrance to [a] Retail Space at a point 2178' N from Route 220, subject to the Chapter 299 Highway Driveway and Entrance Rules, standard conditions and special conditions (if any) listed below.

Conditions of Approval:

This permittee acknowledges and agrees to comply with the Standard Conditions of Approval attached hereto and to any Specific Conditions of Approval shown here.

Approved Waivers(s) and/or Special Condition(s):

(W = Waiver; S = Special Condition)

W -- THIS SHALL BE THE ONLY ENTRANCE TO THIS LOT AND PARTS THEREOF.

S -- THE ENCLOSED NOTICE OF AUTHORIZATION TO PROCEED MUST BE POSTED IN A LOCATION CLEARLY VISIBLE FROM THE ROADWAY FROM AT LEAST 24 HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION AND 1 MONTH AFTER THE CONCLUSION OF THE CONSTRUCTION.

The MaineDOT has determined that:

1. The waiver will not significantly impact the public,
2. The proposed driveway meets the standards to the maximum extent practicable, and
3. There is no feasible alternative.

A notarized, written waiver determination has been sent to the applicant. The applicant shall record the waiver determination in the Registry of Deeds in the County in which the property is located within 90 days of the date of the waiver, or the waiver will be null and void & the permit will expire.

Approved by: \_\_\_\_\_

*Ann G. Gagneau*

Date: \_\_\_\_\_

*8-30-05*

**Solid Red Block:** 36 x 40 proposed building. The building will be 82 feet from the closest property line.

**Solid Blue Block:** Existing 24 x 28 building.

**Blue Blocks with orange outlines:** The northern block is the 352 square foot lunch trailer previously approved by the Planning Board. The southern block is a 270 square foot ice cream shed that was approved by the CEO in February 2020 (116 feet from the edge of Route 1)

**Solid Gray Blocks:** Parking spaces currently used by employees (southern left square that accommodates five (5)) and customers.

**Light Blue:** FEMA designated flood zone surrounding Back Brook (Labeled)

**Yellow lines:** Construction setbacks

**Purple lines:** Brook setbacks



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

Note: This map has identical building dimensions, parking lot placements, and setbacks with two (2) exceptions listed below.

Purple line: This is the setback the proposed addition will be from the Back Brook. This will place the addition two (2) feet outside the flood zone.

Yellow line from Solid Red Block: Because the alternative measure would move the addition closer to Route 1, this measurement was taken. The alternative site would have the addition 125 feet from the road.

