

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: Permission for John Long Love Farmers Market
to be held at East Forty Farm, June 7 - October 15.

Address: 2361 Friendship Rd Zoning District: R Residential Map: RR Loc 36
 Name of Applicant: Allison Lakin
 Address: 2361 Friendshp Road Town: Waldoboro State: ME Zip: 04572
 Telephone Numbers: 707 230-4318
 Local Contact Name: _____ 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): *Allison Lakin* Date: 4/17/14
 Title: Owner

Action by the CEO, Planning Board, Board of Appeals

Informal Pre-Application Review	Date: _____	By: _____
Preliminary Review	Date: _____	By: _____
Site Visit	Date: _____	By: _____
Public Hearing	Date: _____	By: _____
Modifications	Date: _____	By: _____
Final Review	Date: _____	By: _____
Recommendation	Date: _____	By: _____
Approval	Date: _____	By: _____
Denial or Disapproval	Date: _____	By: _____

May 3, 2021

Dear Members of the Board:

In response to the financial downturn of 2020 in response to the pandemic, we at Lakin's Gorges Cheese at East Forty Farm quickly looked for options to build new sales avenues. First, we created a shared database that could be used by farmers and producers to connect directly with consumers, which evolved into the Maine Farm and Seafood Products Directory and interactive map, now managed by the University of Maine Cooperative Extension.

We then looked at ways to introduce the farm to a wider consumer base, and hearing about the upward trends of farmer market visitation and the knowing of the cessation of the Waldoboro Farmer's Market at the end of the 2019 season, we requested and were granted temporary permission (on condition of presenting to the Planning Board in 2021) to host a market at our farm with other vendors, which we did from July until September. It was a great success and had a very positive impact for all the vendors. This year, we are able to accept SNAP benefits and will offer Maine Harvest Bucks, so we hope to expand our appeal to the local community.

We are asking for permission to run an annual farmer's market on Mondays from 3 – 6 pm from June 7 to October 25 with no more than 10 vendors spread around the lower field adjacent to the driveway. They would arrive onsite weekly by 2:30 and depart around 6:30 pm. Based on last year's attendance, there were no more than 30 people attending on an hourly basis. Parking is available in the fields adjacent to the lower and upper driveway.

There are no permanent changes being made to accommodate the market. All vendors tents are of the pop-up variety. Any fields that we are using for parking are still fields – and may likely have cows grazing next to parked cars. We plan to rent a portable toilet for the season, which will then be removed.

Route 220 is a well travelled road and we will post temporary signs from 2:30 – 6:30 weekly, to alert traveling traffic to stopping/turning traffic (please see attached sign copy). Per the Maine DOT, we are also installing a new driveway whose entrance will be approximately 100 feet further south of the existing driveway, which will eliminate the blind spot coming over the hill.

Respectfully submitted,

Allison Lakin and Neal Foley
Lakin's Gorges Cheese at East Forty Farm
2361 Friendship Road
Waldoboro ME 04572
207-230-4318
gorgescheese@gmail.com

Article 7: 7.1 Buffer areas: No change to current vegetation
7.2 Construction standards: No construction
7.3 Electrical standards: N/A
7.4 Historic village district, architectural standards: N/A
7.5 Net developable acreage: N/A
7.6 Noise: Operating hours will not exceed 65 decibels

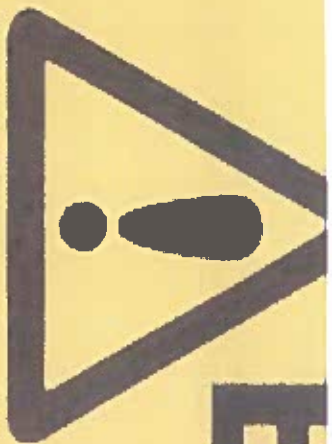
- 7.7 Lighting: N/A
- 7.8 Refuse disposal: Vendors will remove own refuse at the end of the market
- 7.9 Sanitary provisions: Septic on site and will be sufficient, also renting portable toilet
- 7.10 Signs: Temporary road signs installed before each market
- 7.11 Storage materials: No storage. All vendors will set up and remove items weekly
- 7.12 Emergency services: Easy access from route 220
- 7.13 Archaeological/historic sites: N/A

Article 8: 8.1 Stormwater management: N/A

- 8.2 Erosion control: N/A
- 8.3 Hydrogeologic assessment of groundwater: N/A
- 8.4 Water control impacts: N/A
- 8.5 Phosphorus control: N/A
- 8.6 Soils: N/A
- 8.7 Air & water pollution: N/A
- 8.8 Aesthetic, cultural, and natural values: N/A
- 8.9 Flood zone: N/A
- 8.10 River, stream, brook, and wetlands: Site map will show nearby wetlands
- 8.11 Buffer requirements for water quality protection: N/A

Article 9: 9.1 Traffic impact analysis: N/A

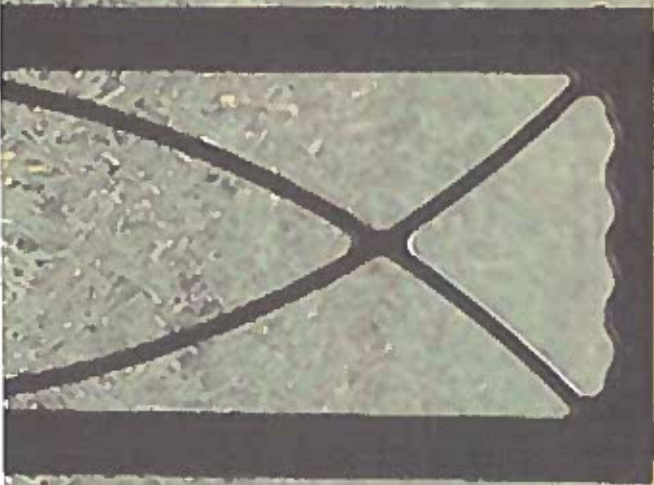
- 9.2 Street access, driveways, street/road construction standards: Refer to new driveway permit from MDOT
- 9.3 Parking and loading: Parking spots will be clearly marked in the fields adjacent to the driveway.



EVERETT AMES

Blind Driveway

Beware Stopped Traffic





Maine Department of Transportation

Janet T. Mills
Governor

Driveway/Entrance Permit

Bruce A. Van Note
Commissioner

Permit Number: 28304 - Entrance ID: 1

OWNER
Name: Lakin Foley, LLC
Address: 2361 Friendship Road
Waldoboro, ME 04572
Telephone: (207)701-7375

Date Printed: July 21, 2020

LOCATION

Route: 0220X, Friendship Road
Municipality: Waldoboro
County: Lincoln
Tax Map: R8 Lot Number: 36
Culvert Size: 15 inches
Culvert Type: metal/plastic
Culvert Length: 36 feet
Date of Permit: July 21, 2020
Approved Entrance Width: 22 feet

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, a **Driveway to Home Business** at a point **1920 feet North** from **Finntown Road**, 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 and Approval attached hereto and to any Specific Conditions of Approval shown here.

(G = GPS Location; W = Waiver; S = Special Condition)

G - THE ENTRANCE SHALL BE LOCATED AT GPS COORDINATES: 44.046523N, -69.331802W.

S - THIS APPROVED ENTRANCE SHALL BE THE ONLY ENTRANCE TO THIS LOT. PERMITTEE MUST CLOSE EXISTING ENTRANCE AND TAKE APPROPRIATE MEASURES TO ASSURE THAT THERE IS NO FURTHER USE OF THE PRIOR ACCESS.

S - THIS ACCESS IS LIMITED TO THE APPROVED USE ONLY. ANY CHANGE IN THE USE AT THIS ACCESS WILL REQUIRE ADDITIONAL PERMIT APPROVAL OR MAY BE PROHIBITED.

S - PERMITTEE MUST KEEP BUSHES & ALL VEGETATION CUT BACK AND CLEARED AS GENERAL MAINTENANCE OF SIGHT DISTANCE FOR DRIVEWAYS OR ENTRANCES.

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 TO ONE MONTH AFTER THE CONCLUSION OF THE CONSTRUCTION.

S - OWNER IS RESPONSIBLE FOR ANY AND ALL CULVERT(S) AND MUST DITCH TO ENSURE WATER FLOWS ADEQUATELY THRU CULVERT(S) AND AT NO TIME ALLOW WATER TO FLOW INTO OR ONTO THE HIGHWAY.

S - ENTRANCE MUST NOT BE USED TO PROVIDE ACCESS TO ANY PORTION OF A SUBDIVISION.

Approved by: _____

Date: _____

7/27/2020

2361 Friendship Road

46 x 135 White Block: Parking

White Block with Red Outline: Overflow and vendor parking.

Blue Block: General Farmers Market Area

Purple Area: New Driveway that will be 100ft from the original entrance and have a 22ft width.

Orange Block: Temporary bathrooms,

Yellow Lines: Parking Setbacks

FWS HQ ES National

Wetlands Inventory - Wetlands

Wetlands

Estuarine and Marine

Deepwater

Estuarine and Marine Wetland

Freshwater Emergent Wetland

Freshwater Wetland

Forested/Shrub Wetland

Wetland

Wetland

PFO1/SS1B: Seasonally saturated area that only has surface after a few days of heavy rain.



40m

esri