

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: Addition to current building.

Address: 30 Manktown Rd Zoning District: R1A Map: R139 Lot: 9
Name of Applicant: Janice Cormier-Hay
Address: 30 Manktown Rd Town: Waldoboro State: Me Zip: 04572
Telephone Numbers: 207 380 2857
Local Contact, Name: Janice Telephone: same
Name of Owner (if not applicant): _____
Address: same 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): Janice Cormier-Hay Date: May 19, 2021
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: _____

Maine Coast Gymnastics & Activity Center

Land Use Ordinance Standards

Article 7:

7.1 (Buffer Areas): No change is proposed to the current vegetation within the 30 ft setback of the neighboring properties. Neighbors have had no issues with on existing use. Vegetation will continue to be maintained.

7.2 (Construction Standards): This building will follow all State adopted codes.

7.3 (Electrical Disturbances): The proposed building will not cause electrical disturbances.

7.4 (Historic Village Standards): Not Applicable.

7.5 (Net Developable Acreage): The lot is 4.5 acres and has 5,050 square feet (0.1159 acres) developed with buildings. The new building would add 900 square feet (0.02 acres) for a total of 5,950 (0.1359 acres) being developed if approved.

7.6 (Noise): There have been no noise complaints made for this existing use. The Gymnasium will still comply with noise restrictions during hours of operation.

7.7 (Lighting): Any new exterior lighting will be shielded to avoid glares to neighboring properties and all rights-of-way.

7.8 (Refuse Disposal): Proposed use will have no negative impact on the current disposal of solid waste.

7.9 (Sanitary Provisions): There is a septic on site. The new building would not increase the number of people on the site.

7.10 (Signs): Any new signs will be submitted to the CEO for approval.

7.11 (Storage of Materials): All equipment is stored inside an existing Gymnasium building.

7.12 (Emergency Services): As noted on the site plan, there is a fire hydrant 0.45 miles north near Medomak Valley High School. The application will be forwarded to Chief Paul Smeltzer for their input on requiring a lockbox.

Article 8:

8.1 (Stormwater Management): New addition will follow the current practices being following by the existing building.

8.2 (Erosion Control): Construction will follow the same method as the previous building and not create unstabilized soil conditions.

8.3 (Hydrogeologic Assessment of Groundwater Impacts): This proposal will not increase the necessary water supply to two-thousand gallons per day.

8.4 (Water Quality Impacts): This proposal will not impact quality or quantity of groundwater.

8.5 (Phosphorus Control): Proposal is outside aa Great Pond watershed

8.6 (Soils): Project area has PaB (Peru fine sandy loam) soils and are acceptable for construction.

8.7 (Air & Water Pollution): The new addition will not result in undue pollution on and off site.

8.8 (Aesthetic, Cultural, and Natural Values): No undue adverse effect on the area and will not have a significant impact on wildlife habitats.

8.9 (Flood Zone): The property is not located within a FEMA floodplain.

8.10 (River, Stream, Brook, and Wetlands): See Site Map.

8.11 (Buffer for Water Quality Protection): No buffer near a source of water will be removed.

Article 9:

9.1 (Traffic Impact Analysis): Based on past experience, there has never been a consistent instance where the site generate traffic exceeding one hundred (100) trips during peak hours nor are there fifty (50) parking spaces available.

9.2 (Access): There is an existing driveway that has been used since the 2016 approval that provides a one-way turnaround on site.

9.3 (Parking): The site currently provides nineteen (19) parking spaces and is enough for normal classes since most students are dropped off. There is an additional acre in the southern portion of the lot that can be used for large events that do not happen frequently.

Article 10 (Recreational Facilities):

10.20.1 (Parking): There is adequate off-street parking for anticipated maximum attendance at any event. Max Johnstone conducted a site visit on May 25, 2021 to confirm the site.

10.20.2 (Rubbish Facilities): There are trash cans located in the area that are frequently emptied.

10.20.3 (Screening): All recreation is conducted indoors. There is no visual impact that the use imposes on the neighbors. The site has not received any noise complaints but will provide reasonable accommodations if it does come up.

R13-9

WARRANTY DEED

RANDALL R. JOUBERT of 30 Manktown Road, Waldoboro, Lincoln County and State of Maine, for consideration paid, grants to **JANICE M. CORMIER-HAY** with a mailing address of P.O. Box 386, Damariscotta, County of Lincoln and State of Maine 04543, **WITH WARRANTY COVENANTS**, the land in the Town of Waldoboro, County of Lincoln, and State of Maine, bounded and described as follows:



The land and buildings located in Waldoboro, County of Lincoln and State of Maine, bounded and described as follows:

COMMENCING at an iron post set at the Northwest corner of the land now or formerly on one Miller; THENCE North 87 deg. West ninety-one (91) feet, along a wall to an iron post for a corner; THENCE North 36 deg. East six hundred eighty-seven (687) feet along a stone wall to an iron post set in corner of wall; THENCE South 72 deg. East six hundred (600) feet along a stonewall to an iron post set in wall and near the Manktown Road; THENCE South 25 deg. West five hundred fifty-five (555) feet part of the way along a stone wall following along the Manktown Road to an iron post near the intersection of said Manktown Road with Route #1; THENCE South 85 deg. West one hundred thirty-six (136) feet to an iron post for a corner; THENCE North 10 deg. East one hundred (100) feet to an iron post for a corner; THENCE South 86 deg. West three hundred (300) feet past the Eaton and Miller lots, to an iron post for a corner; THENCE North 10 deg. E seventy-five (75) feet to the Northeast corner of the Miller lot to an iron post; THENCE North 86 deg. West two hundred forty (240) feet to the iron post at the point of beginning and containing nine and six tenths (9.6) acres, more or less.

BEING a portion of the property described in deed from George B. Miller to Forrest W. Eaton and Hazel M. Eaton, recorded in Lincoln County Registry of Deeds, Book 535, Page 379.

EXCEPTING AND RESERVING therefrom that portion conveyed to Richard A. Vannah, Jr. and Linda J. Vannah dated May 24, 1988 and recorded in the Lincoln County Registry of Deeds, Book 1473, Page 251.

ALSO EXCEPTING AND RESERVING that portion conveyed to the State of Maine by deed recorded in Lincoln County Registry of Deeds, Book 1510, Page 160.

BEING a portion of the property described in deed from Hazel M. Eaton to Robert L. Joubert and Jacqueline R. Joubert recorded in Lincoln County Registry of Deeds, Book 810, Page 42.

ALSO EXCEPTING that portion conveyed to Erickson and Ralph, Inc. dated July 12, 2011 and recorded in said Registry at Book 4417, Page 218; as corrected by deed dated August 23, 2011 and recorded in said Registry of Deeds at Book 4432, Page 59.

SUBJECT TO the right of way described in said deed.

FOR REFERENCE see deed from Cristy E. Smith (f/k/a Cristy E. Joubert) to Randall R. Joubert dated May 23, 2011 and recorded in the Lincoln County Registry of Deeds in Book 4403, Page 191.

WITNESS my hand and seal this 31st day of May, 2013.

Bonnie L. Last
Witness

Randall R. Joubert
Randall R. Joubert

STATE OF MAINE
LINCOLN, ss

Dated: May 31, 2013

Then personally appeared before me the above named Randall R. Joubert, and acknowledged the foregoing instrument to be his free act and deed.

Julie H. Crider
Notary Public/Attorney at Law

Printed Name of Notary Public:
My Commission Expires: _____

**JULIE H. CRIDER
NOTARY PUBLIC, MAINE
MY COMMISSION EXPIRES 1/21/2018**

Fee Paid: \$ _____
Cash / Check #: _____

For Office Use Only

Permit #: _____
Issue Date: _____



BUILDING PERMIT APPLICATION

Town of Waldoboro
1600 Atlantic Highway
Waldoboro, ME 04572

(207) 832-5369 | ceo@waldoboromaine.org

Property Owner Name: Janice Cormier-Hay Telephone 207 380 2857
Mailing Address 30 Manktown Rd, Waldoboro State Me Zip 04572
Name of Contractor/Applicant Janice Cormier-Hay / NS Building Solutions LLC
Mailing Address 14 Grogan Ave Newport Me Telephone 207 368 6177
Map R13 Lot 9 Zoning District R+1A Acres 4.5 Sewer Y/N Septic Y/N # Bedrooms _____

TYPE OF IMPROVEMENT

New Construction Renovation Addition Other _____

Description of proposed project:

Addition to current building. Need more space for the gymnastics program.

Dimensions: 30 X 30 Stories: 1 Approx. Cost of Project: \$ 65 - 70 K
(Excluding plumbing & electrical work separate

permits required)

Mobile/Manufactured Home - Year _____ Make _____

Mobile homes moving from another Municipality must provide written proof that all outstanding property taxes have been paid

I HEREBY CERTIFY THAT THE PROPOSED WORK IS AUTHORIZED BY THE OWNER AND THAT I HAVE BEEN AUTHOURZIED BY THE OWNER TO MAKE THIS APPLICATION. I ALSO CERRIGY THAT THE INFORMATION CONTAINED IN THIS APPLICATION IS ACCURAGE TO THE BEST OF MY KNOWLEDGE AND AGREE TO CONFORM TO THE WALDOBORO LAND USE ORDINANCE AND TO ALL APPLICABLE LAWS OF THIS JURSDICTION.

Signature (applicant): Janice Cormier-Hay Date: 5/19/21

Applicant must attach:

- Site plan, including location of road, property lines, water bodies and wetlands, septic and well, including location and dimensions of proposed building.
- If applicable, attach completed Subsurface Wastewater Disposal System application.
- Proof of right, title, or interest in property

SITE PLAN / PLOT PLAN
TOWN OF WALDOBORO

Minimum Required Information:

- 1. Property Lines
- 4. Location of well(s) and septic system(s)
- 2. Location of all buildings on the lot
- 5. Wetlands, brooks, and other water bodies within 100ft of the project
- 3. Location of proposed structures, Showing all setbacks

Structural Data: Width 30 Length 30 Height 16 eaves.

Scale: 1 box = _____, _____"



SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Maine Dept. Health & Human Services
Div of Environmental Health, 11 SHS
(207) 287-5672 Fax: (207) 287-4172

PROPERTY LOCATION

City, Town, or Plantation: WALDOBORO 3265

Street or Road: 30 MANKTOWN RD

Subdivision, Lot #: _____

>> CAUTION: LPI APPROVAL REQUIRED <<

Town/City: Waldoboro Permit # 3265

Date Permit Issued: 6/27/16 Fee: \$270 Double Fee Charged []

Local Plumbing Inspector Signature: [Signature] L.P.I. # 1044

OWNER/APPLICANT INFORMATION

Name (last, first, MI): ACTIVITY CTR Owner
MAINE COAST GYMNASIICS Applicant

Mailing Address of Owner/Applicant: 30 MANKTOWN RD
WALDOBORO, ME 04598

Daytime Tel. #: 380-2857

The Subsurface Wastewater Disposal System shall not be installed until a Permit is issued by the Local Plumbing Inspector. The Permit shall authorize the owner or installer to install the disposal system in accordance with this application and the Maine Subsurface Wastewater Disposal Rules.

Municipal Tax Map # R-13 Lot # 9

OWNER OR APPLICANT STATEMENT

I state and acknowledge that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Department and/or Local Plumbing Inspector to deny a Permit.

Signature of Owner or Applicant: [Signature] Date: May 13 2016

CAUTION: INSPECTION REQUIRED

I have inspected the installation authorized above and found it to be in compliance with the Subsurface Wastewater Disposal Rules Application.

Local Plumbing Inspector Signature: _____ (1st) date approved: _____
Local Plumbing Inspector Signature: _____ (2nd) date approved: _____

PERMIT INFORMATION

TYPE OF APPLICATION

1. First Time System
 2. Replacement System
Type replaced: _____
Year installed: _____

3. Expanded System
 a. <25% Expansion
 b. >25% Expansion
 4. Experimental System
 5. Seasonal Conversion

SIZE OF PROPERTY

2.16 SQ. FT. ACRES

SHORELAND ZONING

Yes No

THIS APPLICATION REQUIRES

1. No Rule Variance
 2. First Time System Variance
 a. Local Plumbing Inspector Approval
 b. State & Local Plumbing Inspector Approval
 3. Replacement System Variance
 a. Local Plumbing Inspector Approval
 b. State & Local Plumbing Inspector Approval
 4. Minimum Lot Size Variance
 5. Seasonal Conversion Permit

DISPOSAL SYSTEM TO SERVE

1. Single Family Dwelling Unit, No. of Bedrooms: _____
 2. Multiple Family Dwelling, No. of Units: _____
 3. Other: _____ (specify)

Current Use Seasonal Year Round Undeveloped

DISPOSAL SYSTEM COMPONENTS

1. Complete Non-engineered System
 2. Primitive System (graywater & alt. toilet)
 3. Alternative Toilet, specify: _____
 4. Non-engineered Treatment Tank (only)
 5. Holding Tank, _____ gallons
 6. Non-engineered Disposal Field (only)
 7. Separated Laundry System
 8. Complete Engineered System (2000 gpd or more)
 9. Engineered Treatment Tank (only)
 10. Engineered Disposal Field (only)
 11. Pre-treatment, specify: _____
 12. Miscellaneous Components

TYPE OF WATER SUPPLY

PROPOSED
 1. Drilled Well 2. Dug Well 3. Private
 4. Public 5. Other

DESIGN DETAILS (SYSTEM LAYOUT SHOWN ON PAGE 3)

TREATMENT TANK

1. Concrete IF CONCRETE
 a. Regular I recommend ONE WITH A
 b. Low Profile PLASTIC
 2. Plastic OUTLET BAPPLE
 3. Other: _____
CAPACITY: 1500 GAL

SOIL DATA & DESIGN CLASS

PROFILE CONDITION: 31C
at Observation Hole # 3
Depth 16"
of Most Limiting Soil Factor

DISPOSAL FIELD TYPE & SIZE

1. Stone Bed 2. Stone Trench
 3. Proprietary Device
 a. cluster array c. Linear
 b. regular load d. H-20 load
 Other: 66 ELTEN INDOORNS
SIZE: 264 sq. ft. lin. ft.

DISPOSAL FIELD SIZING

1. Medium---2.6 sq. ft. / gpd
 2. Medium---Large 3.3 sq. ft. / gpd
 3. Large---4.1 sq. ft. / gpd
 4. Extra Large---5.0 sq. ft. / gpd

GARBAGE DISPOSAL UNIT

1. No 2. Yes 3. Maybe
If Yes or Maybe, specify one below:
 a. multi-compartment tank
 b. _____ tanks in series
 c. increase in tank capacity
 d. Filter on Tank Outlet

EFFLUENT/EJECTOR PUMP

1. Not Required
 2. May Be Required
 3. Required
Specify only for engineered systems:
DOSE: _____ gallons

DESIGN FLOW

960 gallons per day
BASED ON:
 1. Table 4A (dwelling unit(s))
 2. Table 4C (other facilities)
SHOW CALCULATIONS for other facilities
SEE BACK OF P. 2

3. Section 4G (meter readings)
ATTACH WATER METER DATA

LATITUDE AND LONGITUDE
at center of disposal area
Lat. N 44 d 06 m 55.5 s
Lon. W 69 d 18 m 37.6 s
if g.p.s, state margin of error: 17'

SITE EVALUATOR STATEMENT

I certify that on 4-21-16 (date) I completed a site evaluation on this property and state that the data reported are accurate and that the proposed system is in compliance with the State of Maine Subsurface Wastewater Disposal Rules (10-144A CMR 241).

Site Evaluator Signature: [Signature] SE #: 13 Date: 4-21-16

Site Evaluator Name Printed: DOUGLAS W. MESERVEY Telephone Number: 832-4351 E-mail Address: _____

JANICE CORMIER-HAY, here is your complete building quotation.

Quote #81892403, 4/27/2021

Building Type

30' - 0" wide x 31' - 0" long x 16' - 0" high building with roof pitch of 1:12

Building Options

- (1) Personnel door supplied
- (1) Sectional door opening
- R-19 Vinyl Back Insulation - Roof & Walls
- Roof finish: 26G painted
- Wall finish: 26G painted

Stamped Engineering Plans

Slab foundation plans included
70 psf ground snow load
116 mph wind speed, exposure 'C'
2015 IBC

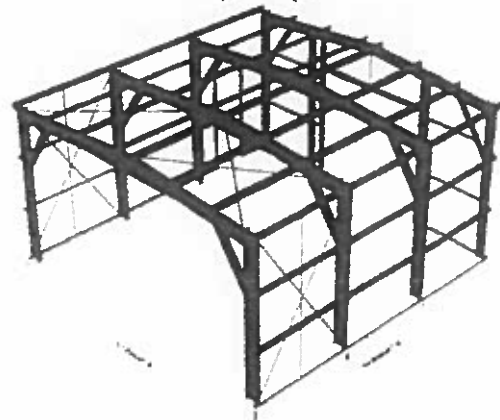
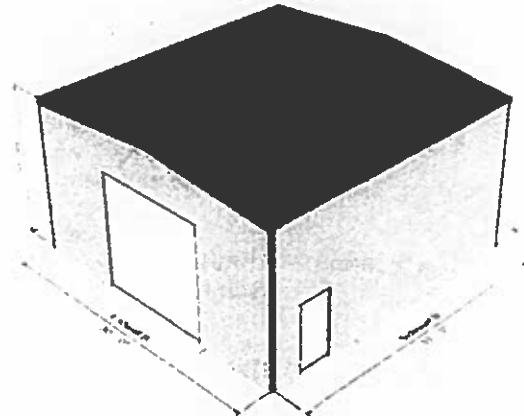
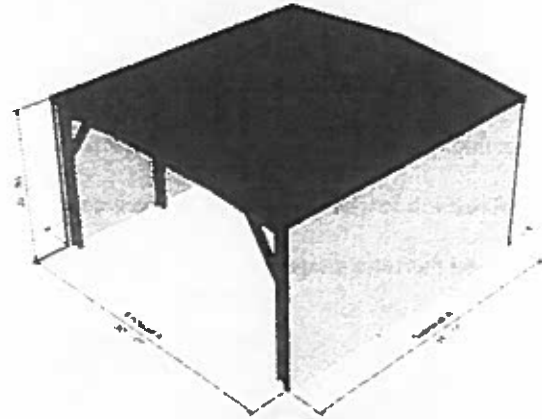
Total Material Price

Delivery included, no taxes included

Total Tax Price

Estimated Labor Price

Total Contract Price



Next Step: If you are happy with your quote and ready to lock in years of value, secure your building at the best price today by signing the following Building Component Sales Agreement

To Whom it may concern,

We, Richard and Linda Vannah have no objection to the 30×30 addition proposed by Janice Cormier-Hay. The only condition we request is that after the construction is complete a 6 ft stockade fence be erected on the property line, starting at the beginning of the current metal building to the property marker. Full expense of the fence and installation will be covered by Janice Cormier- Hay. Said project will be concluded within 1 month of the completion of the addition.

Yours Truly,

* an attorney will draft the final agreement

Nearest hydrant is approximately 0.45 miles north at Medomak High School

Key:
Red Block: Proposed 30 x 30 addition
White Block: Existing parking
Green Block: Overflow/ Event Parking
Yellow Line: Setback to closest wetland
Orange : Property Boundaries and Map/Lots

PEM1Bd

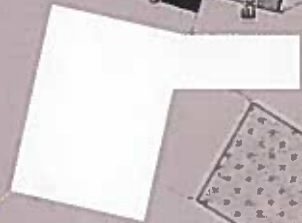
70 ft

30 ft
30 ft

R13/9

R13/9C

R13/9E



Overflow/
Event Parking (1 acre)



Utility Pole

Utility pole

Existing driveway

Proposed grass parking

Proposed grass parking

110 ft

210 ft

210 ft

220 ft

220 ft

224 ft

30 ft

220 ft

220 ft

100 ft

100 ft

Proposed Conditions

Project: Gymnastic Studio
Property Owner: Janice Cormier-Hay
Mapbook & Lot: R13-9
Address: 30 Manktown Road, Waldoboro
District: Route 1 Commercial A

Nearest hydrant is approximately 0.45 miles north at Medomak High School

Site Plan Review

Waldoboro Planning Board, June 12 2017



