

# Michael & Carrie Johnson

370 Hendrickson Lane, Waldoboro, Maine

Site Plan Review

## SUBMISSION LIST

Site Plan Review Application

Letter to Planning board

Responses to requirements in Articles 3, 7, 8, 9, and 12

Letter From Bank

Grey Water system Design Meeting Nov 1<sup>st</sup> at 1:00 pm

Site Plan

Elevations and floorplan

Warranty Deed

Right of Way

Septic Easement

Subdivision from 1974

Tax Map R-11 around Havener Pond

FEMA Floodplain Map

Stream Stats Report

Web Soil Survey

Beginning with Habitat Map

Phosphorus Control Manual Chapter 6-Performance Standards

Enviro Loo Engineering Plans

Enviro Loo Brochure

Google Map of Property

October 22, 2022

Town of Waldoboro Planning Board  
1600 Atlantic Highway  
P.O. Box J  
Waldoboro, ME 04572

Michael & Carrie Johnson  
370 Hendrickson Lane  
Waldoboro, ME 04572

Dear Planning Board:

We are looking to build a 24' X 32' camp with a loft and 32' X 12' covered porch to use as our family camp with our 5 children. The camp is not to be rented out.

The Rights, Title and Interest of the property are as follows:

Owner: Michael & Carrie Johnson

Subject Parcel: Map R-11 Lot: 31-5

Deed: Book 4925, Page 141

Zone: Resource Protection

**The following are responses to the requirements in Articles 3, 7, 8, 9, and 12 of the Town of Waldoboro Land Use Ordinance, adopted November 3, 2020.**

## **ARTICLE 3: APPLICATION REVIEW**

### 3.5 Submission Requirement

3.5.1 Submission Requirements for all Types of Review:

3.5.1.1 Submit a completed application to the CEO or the Planner.

**The enclosed application and documents have been submitted to the Town of Waldoboro CEO**

3.5.1.2 An application for review shall be submitted on the forms provided by the Town of Waldoboro and include all applicable attachments as necessary.

**A completed Site Plan Review Application and applicable attachments are included in this submission.**

3.5.1.3 Name, street address, e-mail address, mailing address and telephone number of the applicant.

**Name: Michael & Carrie Johnson**

**Email: mikejohnson79@hotmail.com**

**Mailing Address: 462 Stone Road, Union, ME 04862**

**Telephone: (207) 542-8005 and (207) 542-8006**

3.5.1.4 Property location, street address, map and lot number, a copy of the tax map showing the property and surrounding location.

**The parcel is located at 370 Hendrickson Lane. The property location, street address, and map and lot number (Map R-11, Lot 31-5) are depicted on the Site Plan. A copy of the Town of Waldoboro Tax Map R-11 around Havener Pond is included in this submission.**

3.5.1.5 Verification of the applicant's right, title, and interest in the property.

**A copy of the Warranty Deed, Book: 4925, Page: 141 is included in this submission.**

3.5.1.6 The appropriate application fees.

3.5.1.7 Estimated cost of the proposal and proposed construction schedule including beginning and completion dates.

**The estimated cost of the proposed construction is \$30,000. The proposed construction schedule will begin ASAP and end Spring 2023.**

3.5.1.8 A written description of the proposed project.

**We Propose to build a 24' X 32' camp with a 24' X 16' loft and 32' X 12' covered porch.**

3.5.1.9 The anticipated start and completion dates for the project. Indicate if the project will be developed in phases.

**The anticipated start date is ASAP and be completed this coming spring.  
The project will not be developed in phases.**

3.5.1.10 List of all other local, state, and federal permits/approvals required.

3.5.1.11 One or more site maps drawn to scale showing all the following features:

3.5.1.11.1 Property boundaries.

**Property boundaries are depicted on the Site Plan.**

3.5.1.11.2 Land use district boundaries if the property is in more than one district.

**The parcel is located entirely within Resource Protection.**

3.5.1.11.3 Setbacks, buffers, and other dimensional requirements.

**Setbacks are depicted the Site Plan.**

3.5.1.11.4 Location of rights-of-way and other easements.

**Right of way to property is included**

**Documented in Lincoln County as:**

**Book: 667 Page: 141.**

3.5.1.11.5 Location and dimensions of all existing and proposed structures.

**The existing structures are depicted on the Site Plan.**

3.5.1.11.6 Location of all utilities such as sewer, water, gas, and telecommunication lines.

**There are no utilities in property.**

3.5.1.11.7 Location of all existing and proposed subsurface wastewater disposal systems.

**There is no existing subsurface wastewater disposal system.**

**Doug Meserve is designing a grey water system.**

**Included is the Enviro-Loo information for the system we would like to use for the toilet system.**

3.5.1.11.8 Erosion control plan.

**Existing natural runoff such as the wooded area and leaf/bark mulch are used throughout the whole building site.**

3.5.1.11.9 Locations of all existing and proposed wells.

**There are no existing or proposed wells, we plan on drawing from the pond.**

3.5.1.11.10 Location of existing or proposed fire hydrants, fire ponds or similar features.

**There are no existing or proposed fire hydrants, but the pond is there.**

3.5.1.11.11 Existing and proposed stormwater features including the flow pattern of all storm drainage.

**There are no proposed stormwater features. The grade of the building site is flat like the surrounding area, Runoff associated is minimal.**

3.5.1.11.12 Location of all water bodies including ponds, rivers, streams, and wetlands.

**The pond and any rivers, streams or wetlands are depicted on the Site Plan.**

3.5.1.11.13 Location of any significant wildlife and plant habitats as identified on the most current Beginning with Habitat Maps.

**There are no significant wildlife or plant habitats in the area of the proposed camp. Attached is the current Maine Beginning with Habitat Map.**

3.5.1.11.14 Location of any archeological or historic resources as identified on the maps and/or data contained in the current comprehensive plan.

**There are no sites listed on the Maine Historic Preservation Commission list within close proximity.**

3.5.1.11.15 Location of all streets, parking areas, sidewalks, trails, and similar features.

**The road in, existing parking area, and existing path to the camp is depicted on the Site Plan. There are no proposed streets, parking areas, sidewalk or trails.**

3.5.1.11.16 Road/driveway opening designs showing compliance with applicable State or Town requirements.

**There are no proposed changes to the existing access.**

3.5.1.11.17 Location of all proposed signs.

**There are no proposed signs.**

3.5.1.11.18 Location of all proposed landscaping including required buffers.

**There is no proposed landscaping.**

3.5.1.11.19 Location of all exterior lighting.

**There is no proposed exterior lighting.**

3.5.1.11.20 Location of the 100-year floodplain.

**The camp is not located within the 100-year flood plan. The flood zone surrounds the spot but is not where we are planning to build.**

**See attached FEMA Map.**

3.5.1.11.21 Location of any shoreland zoning boundaries.

**The property is in the shoreland zone.**

3.5.1.11.22 Location of any lands in Resource Protection, conservation easement or areas where development is to be limited or prohibited.

**The property is located within the Resource Protection district.**

3.5.1.11.23 All easements.

**Septic Easement for across the road is attached.**

**Documented in Lincoln County as:**

**Book: 1439 Page: 283**

3.5.1.12 Estimated demand for potable water and sewage disposal.

**The camp will draw water from the pond by hand and we will use gravity to feed shower and sinks, We will use Enviro-Loo for sewer.**

**Attached are the details for the Enviro-Loo.**

3.5.1.13 If public sewer is to be used, evidence that the site can connect to the public system.

**Does Not Apply.**

3.5.1.14 If a subsurface wastewater disposal is to be used, a hhe-200 form showing that a new system can be installed at the site or evidence that the existing system can be used.

**Does Not Apply.**

3.5.1.15 Proposed vehicular and pedestrian traffic into and through the property.

**There are no proposed changes to the existing access.**

3.5.1.16 Any other information necessary to show compliance with the review criteria or other requirements of this ordinance.

**No additional information has been requested that I know of.**

3.5.2 Additional Submission Requirements for Planning Board Review:

3.5.2.1 Title block showing the owner's name, address, project title, location.

**A title block is included on the attached Site Plan.**

3.5.2.2 Names of engineer and other professionals.

**Doug Meserve for the grey water System.**

**He is coming out Tue Nov 1<sup>st</sup> to look at the property, we will attach his plan.**

3.5.2.3 Planning Board approval block.

**A Planning Board approval block is provided on the Site Plan.**

3.5.2.4 Revision block.

**A revision block is provided on the Site Plan.**

3.5.2.5 Block to list any conditions imposed by the Planning Board.

**The Planning Board approval block includes a line for conditions of approval.**

3.5.2.6 Building and structure drawings.

**Drawings of the camp are included.**

3.5.2.7 An estimate of the peak hour and average daily traffic to be generated by the project and evidence that additional traffic can be safely handled on the adjacent streets.

**No increased traffic will occur.**

3.5.2.8 A site map prepared and sealed by a professional engineer or architect.

**I Prepared the Site Map.**

3.5.2.9 A stormwater and erosion control plan.

**Existing natural runoff such as the wooded area and leaf and bark mulch are used throughout and will direct the water and erosion the same as they always have.**

3.5.2.10 Indicate the technical and financial capacity of the applicant to undertake and complete the proposed activity.

**Technical Ability: I have owned and operated Johnson Builders for over 20 years.**

**Financial Capacity: A letter from Camden National will Be Included.**

3.5.2.11 Proposed contour lines at intervals not more than 10 feet.

**The grade is relatively flat, it does not have an interval of 10 feet.**

3.5.2.12 Fire protection provisions as per ordinance requirements.

**Emergency vehicles can make it down the road but the path to the camp is too small.**

## **ARTICLE 7: GENERAL PERFORMANCE STANDARDS**

7.1 Buffer Areas.

**We will maintain the existing vegetative buffer along the north, east, and west sides of the property.**

7.2 Construction Standards.

**Construction of the proposed camp will meet the State adopted codes.**

7.3 Electrical Disturbances.

**Any power we would have will be a generator or small solar.**

7.4 Historic Village District, Architectural Standards.

**Does Not Apply**

7.5 Net Developable Acreage Calculation.

**I am not exactly sure how to calculate the exact SQ Footage with there is definitely enough buildable land outside the floodplain to afford a cabin.**

7.6 Noise.

**The camp will not increase noise, other than during construction.**

7.7 Lighting.

**We will have a couple outside lights on occasionally and solar path lights.**

7.8 Refuse Disposal.

**Any waste will be removed and disposed of at our residence.**

7.9 Sanitary Provisions.

**We are getting a plan for grey water from Doug Meserve. The septic will be an Enviro-Loo system.**

7.10 Signs.

**We don't plan on having a sign.**

7.11 Storage of Materials.

**All materials are expected to be stored near the building site and removed after it is completed.**

7.12 Emergency Services.

**Emergency vehicles can make it down the road but the path to the camp is too small.**

7.13 Archaeological/Historic Sites.

**There are no sites listed on the Maine Historic Preservation Commission list within close proximity.**

## **ARTICLE 8 ENVIRONMENTAL STANDARDS**

8.1 Stormwater Management.

**Camp roof runoff will be going to the same area it would have if there were no camp there such as the wooded area and leaf and bark mulch are used throughout the whole building site.**

8.2 Erosion Control.

**Under and around camp will be wood chipped erosion control material.**

8.3 Hydrogeologic Assessment of Groundwater Impacts.

**Does Not Apply.**

8.4 Water Quality Impacts.

**The Camp is not expected to affect the quality or quantity of groundwater on or off the site.**

8.5 Phosphorus Control.

**We will follow the Basic and Low Impact Practice Standards outline by Maine DEP  
I have included: Phosphorus Control Manual Chapter 6-Performance Standards**

8.6 Soils.

**Underlying soil in the area of camp is Borosaprists, which is highly decomposed plant material.**

8.7 Air & Water Pollution.

**The Camp is not expected to result in undue air or water pollution.**



8.8 Aesthetic, Cultural, and Natural Values.

**The camp will be quite typical as far as camps go.**

8.9 Flood Zone.

**The property has flood zones on it but they go around where the camp will be.  
See attached FEMA Map.**

8.10 River, Stream, Brook, and Wetlands.

**The pond and any rivers, streams or wetlands are depicted on the Site Plan.**

8.11 Buffer Requirements for Water Quality Protection.

**The existing vegetative buffer around the perimeter will remain.**

## **ARTICLE 9 ROADS, PARKING, DRIVEWAYS AND TRAFFIC ACCESS**

9.1 Traffic Impact Analysis.

**Does Not Apply.**

9.2 Street Access, Driveways, Street/Road Construction Standards.

**There are no proposed changes to the existing access.**

9.3 Parking and Loading.

**Parking and loading areas are not required.**

## **ARTICLE 11 SHORELAND ZONING**

11.6.1 Minimum Lot Standards.

11.6.1.1 Lots.

**Lot Size: 113256 Sq Ft**

**Road Frontage: 240 Ft**

**Shore Frontage: 265 Ft**

**Road Setback: More than 75 Ft**

**Side, Rear Setbacks: More than 30 Ft**

**Lot Coverage: 1152 Sq Ft out of 113256 Sq Ft = 1.02% Coverage**

**Building Height: <25 Ft**

11.6.1.2 Exclusions.

**The area calculated is all above High water line.**

11.6.1.3 Opposite Sides of a Road.

**None of the land is on the opposite side of the road.**

11.6.1.4 Lot Width.

**The lot is not as wide as the shore frontage.**

11.6.1.5 Multiple Structures.  
**Only one camp will be built.**

11.6.1.6 Reduced Lot Size.  
**Does Not Apply.**

11.6.1.7 Common Area.  
**Does Not Apply.**

11.6.1.8 Governmental, Institutional, Commercial or Industrial per Principal Structure.  
**Does Not Apply.**

11.6.2 Principal and Accessory Structures.  
**Proposed Camp complies with the setback requirements of Article 6.8**

11.6.2.1 Setbacks.  
**The Camp will be set back one hundred feet from the normal high-water line.  
The CEO has come out and helped us measure from the high-water line.**

11.6.2.1.1 Exemptions.  
**Does Not Apply.**

11.6.2.1.2 Coastal Bluffs.  
**Does Not Apply.**

11.6.2.1.3 Accessory Structure.  
**Does Not Apply.**

11.6.2.1.4 Authorization to Increase Setback.  
**The Camp will be set back one hundred feet from the normal high-water line.  
The CEO has come out and helped us measure from the high-water line.**

11.6.2.2 Height.  
**Camp will not exceed 35 Ft in height.**

11.6.2.2.1 Flood Elevation.  
**The Camp will be built on Screw Pilings and elevated at least two ft, even though it is not being built in the Flood Zone.**

11.6.2.3 Non-Vegetated Surfaces.  
**Non-Vegetated surfaces will be much less than 20% of the lot.**

11.6.2.4 **Does Not Apply.**

11.6.2.5 Retaining Walls.  
**Does Not Apply.**

11.6.2.5.1 **Does Not Apply.**

11.6.2.5.2 **Does Not Apply.**

11.6.2.5.3 **Does Not Apply.**

11.6.2.5.4 **Does Not Apply.**

11.6.2.5.5 **Does Not Apply.**

11.6.2.5.6 **Does Not Apply.**

11.6.2.5.7 Vegetated Buffer.

**Path to the Camp is approximately 25 Ft from the high-water line. Leaving an appropriate buffer.**

11.6.2.5.7.1 Buffer composition.

**Leaf and Bark mulch is used to cover areas lacking in vegetation.**

11.6.2.5.7.2 Buffer Stormwater and Erosion.

**There are sufficient plantings to prevent erosion.**

11.6.2.5.7.3 **Does Not Apply.**

11.6.2.5.7. Minimum buffer width.

**Path meets the 15 Ft Minimum Buffer width.**

11.6.2.5.7.5 Footpath standards.

**The openings to the pond for the dock are minimal.**

11.6.2.6 Stairways.

**Does Not Apply.**

11.6.8 Roads and Driveways.

**Does Not Apply.**

11.6.10 Stormwater Runoff.

11.6.10.1 New construction and development.

**Existing natural runoff such as the wooded area and leaf and bark mulch are used throughout the whole building site.**

11.6.10.2 Storm water runoff control systems.

**Does Not Apply.**

11.6.11 Septic Waste Disposal.

**We would like to use the Enviro Loo waterless toilet system.**

11.6.11.1 Installation of subsurface sewage disposal system.  
**Does Not Apply.**

11.6.11.1.1 Setback of subsurface system.  
**Does Not Apply.**

11.6.11.1.2 Holding Tank.  
**Does Not Apply.**

11.6.11.1.3 Replacement Systems.  
**Does Not Apply.**

11.6.12 Wells.  
**We are planning on drawing the water from the lake.**

11.6.17 Clearing or Removal of Vegetation.

11.6.17.1 Resource Protection.  
**We are not planning to remove any more trees or vegetation.**

11.6.17.2 Other Areas:

11.6.17.2.1 Abutting a saltwater body.  
**Does Not Apply.**

11.6.17.2.2 There shall be no cleared opening greater than 250 square feet.  
**The Path is approximately 6' wide and the opening for the building is already there.**

11.6.17.2.3 Selective cutting of trees.  
**We do not plan on cutting any more trees except for Hazard, Storm-Damaged, Dead Trees as outlined in 11.6.18.**

11.6.17.2.3.1 25-foot by 50-foot rectangular plots.  
**Does Not Apply.**

11.6.17.2.3.2 Successive plots.  
**Does Not Apply.**

11.6.17.2.3.3 Plot not containing the required points.  
**Does Not Apply.**

11.6.17.2.3.4 Plot containing the required.  
**Does Not Apply.**

11.6.17.2.3.5 Where conditions permit.  
**We are not planning on removing any vegetation.**

11.6.17.2.4 Existing vegetation under three (3) feet.  
**We are not planning on removing any vegetation.**

11.6.17.2.5 Pruning of trees.  
**We are not planning on pruning trees but will limit it to bottom 1/3 if we do.**

11.6.17.2.6 Buffer strip when removing storm-damaged, dead, or hazard trees.  
**Will not be removing any buffer trees or vegetation.**

11.6.17.3 Forty Percent (40%) Limitation  
**Does Not Apply**

11.6.17.4 Lawns and Fields  
**Does Not Apply**

11.6.17.5 Reverted Fields  
**Does Not Apply**

11.7.5 Review Standards.

11.7.5.1 Safe Conditions.  
**Camp will be built structurally sound to local construction standards.**

11.7.5.2 Water Pollution.  
**The camp should not have any impact to water pollution, erosion, or sedimentation to surface waters.**

11.7.5.3 Wastewater disposal.  
**We will build an engineered grey water disposal system to be designed by Doug Meserve, and the Septic shall be a self-contained unit made by Enviro Loo. Information is enclosed.**

1.7.5.4 Wildlife.  
**I do not believe it will have an adverse impact on spawning grounds, fish, aquatic life, bird or other wildlife habitat.**

11.7.5.5 Shore Cover.  
**We will not change the existing shore cover.**

11.7.5.6 Archaeological and Historic Sites.  
**There are no sites listed on the Maine Historic Preservation Commission list within close proximity.**

11.7.5.7 Archaeological and Historical Sites.  
**Does Not Apply.**

11.7.5.8 Commercial fishing or maritime activities.  
**Does Not Apply.**

11.7.5.9 Floodplains.

**We are building outside the flood plain but will still elevate camp two feet above grade.**

11.7.5.10 Land Use Standards.

**I Believe we are in conformance with the provisions of Article 11.6 (Shoreland Zoning, Land Use Standards).**

11.7.8 Special Exceptions to approve a residential structure in a Resource Protection District.

11.7.8.1 No Other Location.

**CEO came and agreed that there is no other location on the property.**

11.7.8.2 Undeveloped Lot.

**The Lot is undeveloped and was Subdivided Aug 3, 1973, prior to the adoption of the Resource Protection District.**

11.7.8.3 Location of Improvements The proposed locations of all buildings, sewage disposal systems and other improvements are:

11.7.8.3.1 Slopes.

**Grade is Relatively flat.**

11.7.8.3.2 Floodplain.

**The camp will be built just outside the 100-year floodplain.**

11.7.8.4 Square Footage.

**The total Sq Ft of footprint is under 1500 Sq Ft.**

11.7.8.5 Setback.

**The camp will be set back form the high-water line 100 Ft as measured by CEO. 100 Ft setback on Site Map was scaled using the FEMA map.**