

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: THE proposed project is in Commercial A district. WE ARE creating a 32-250' addition to improve quality, environmental impact, and efficiency.

Address: 409 Atlantic Hwy Zoning District: Com. Map: R-4 loc 90-A
 Name of Applicant: Hulligan Collision Center
 Address: 409 Atlantic Hwy Town: Waldoboro State: Maine Zip: 04572
 Telephone Numbers: (207) 975-5141, (207) 975-5141
 Local Contact Name: Scott H. Murray Telephone: (207) 975-5141
 Name of Owner (if not applicant): _____
 Address: 18 Keller Drive Town: Rochport State: ME 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: Coburn and Coburn Telephone: 632-5363
 Address: 898 Main St.; Box T Town: Waldoboro State: ME Zip: 04572
 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): [Signature] Date: 6-25-2020
 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: _____

HILLSIDE COLLISION CENTER, INC.

409 ATLANTIC HIGHWAY

WALDOBORO, ME 04572

207 837 5141

To the Waldoboro Planning Board

Hillside Collision performs towing, mechanical and collision repairs.

We are planning to add a second paint booth and modernize our existing booth, allowing us to become more efficient and decrease any environmental impact of the collision repair process. We currently are using a water base paint system, but a new downdraft paint booth will improve the efficiency both in production and environmentally filtering the exhausted booth air.

Our existing building footprint will house the new booth, but we need to add an attached building to house the "heat exchangers" of each booth. We propose to attach a 50 by 32 foot building on the back of our existing building. The addition will only increase our footprint by 14 percent. I anticipate the foundation and earthwork to begin by August 1st and the building to be completed by Nov 15th of this year, depending on delays caused by the Pandemic 2020. The booth heat exchangers need to be closed in before inclement weather.

The existing booth currently uses an oil burner built in 1989 which will be replaced with a new propane burner. This addition will also allow for parts delivery and storage making the production workspace more open and efficient.

The attached aerial map demonstrates we will comply with the setback requirement for the district by having the structure 157 feet from the road and 118 feet from the closet property line.

We will be adding two exterior lights for security, which will cause no impairment to Northbound traffic due to the ledge adjacent Route One and the tree line. However, we are planning to add a wooden fence to block any visibility in the fall and winter months (along the building and back parking lot). In initial conversations with code enforcement, I understand the importance of minimizing the visibility.

We will be installing gutters on the new addition to tie in with the existing gutter system which sheds water off the back of the property. I request a waiver on the storm water management program since the building predated the current requirements. The remaining requirements in Article 4 of the Land Use Ordinance are not applicable per conversations with the Waldoboro planner.

We are excited to continue serving our community for years to come with the expected increase in production allowing us to also increase our workforce. Thank you for your time and efforts.

Scott W. Murray, President

Hillside Collision Center

WARRANTY DEED

Know all Men by these Presents,

17791

That We, Peter J. Richards and Nancy L. Richards, both of Albion, Kennebec County, Maine

In consideration of one dollar and other valuable consideration

paid by Hillside Autobody, Inc., a Maine corporation with a place of business at Waldoboro, Lincoln County, Maine

~~whereof we do hereby acknowledge~~

the receipt whereof we do hereby acknowledge, do hereby give, grant, bargain, sell and convey unto the said Hillside Autobody, Inc., its successors

and assigns forever.

A certain lot or parcel of land, with the buildings thereon, situated in Waldoboro, Lincoln County, Maine, bounded and described as follows:

BEGINNING on the southerly side of Rt. 1 at a cement block culvert and at land formerly of Clouse heirs, now of this Grantee and at a brook; thence southerly by and along said brook, two hundred (200) feet to an iron post; thence easterly by and along land formerly of Perry V. Greene and Margery F. Greene, now of these Grantors, two hundred (200) feet to another iron post; thence northerly still by land formerly of said Green, now of these Grantors, two hundred (200) feet to the northerly side of Rt. 1; thence westerly by and along the southerly side of said Rt. 1 two hundred (200) feet, to the point of beginning.

For reference see deed from P. V. Greene and M. F. Greene to these Grantors, recorded in the Lincoln County Registry of Deeds in Book 658, Page 237.

9-9-59

9-12-59

1574-7

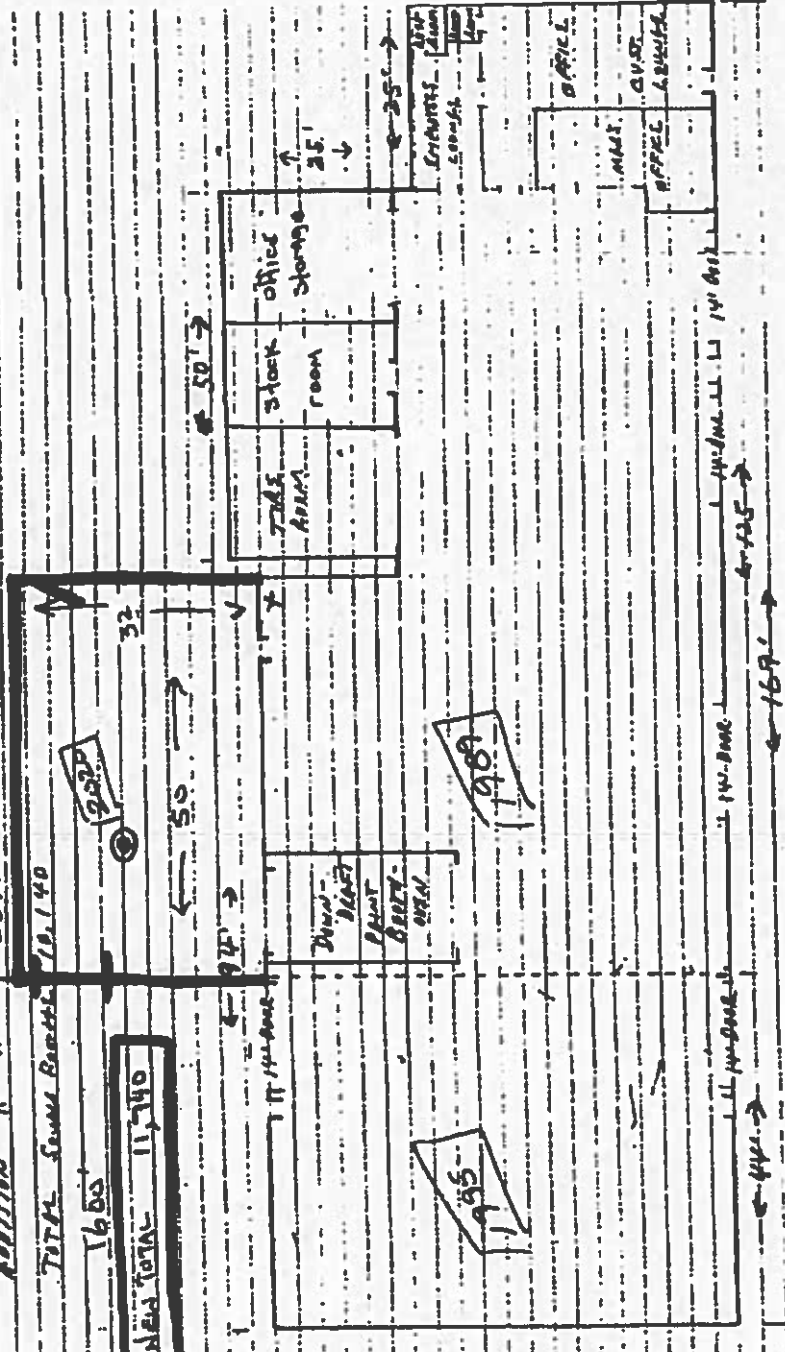
EXISTING SUMMS FEMTA 7,500

ADDITION " 2,640

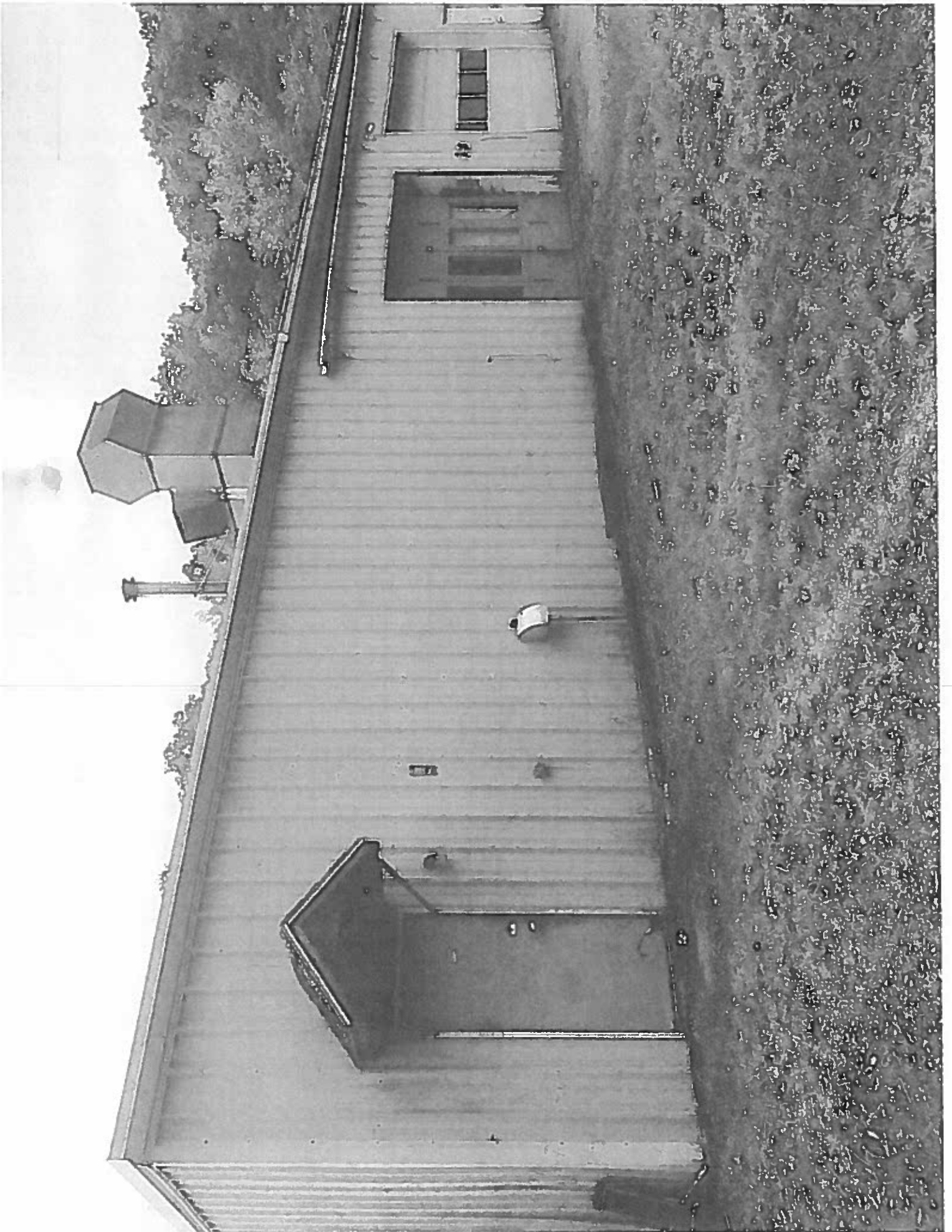
TOTAL SUMMS BEMTH 10,140

ADDITION 2,010

NEW TOTAL 11,140



↑ 60' ↓



Parcel Name (New Map)





Town of Waldoboro, Maine

1600 Atlantic Highway P.O. Box J
Waldoboro, ME 04572
Phone: (207) 832-5369
Fax: (207) 832-6061
www.waldoboromaine.org

PLANNING BOARD DECISION

DATE: June 10, 2020

Applicant: Scott Murray

Address: 409 Atlantic Highway

Map/ Lot: R4/ 30A

Proposal: Construction of a 50 x 32 (1,600 square feet) addition attached to the existing building

Decision: Application was approved with conditions by a 6-0 vote.

Signatures: An accompanying document was signed by all attending Planning Board members on June 16, 2020 because the meeting was held using a teleconference software:

Chair Scott Simpson, Vice-Chair Jim Russo, Barbara Boardman, John Kosnow, Sara Hotchkiss, and Theodore Wooster.

Conditions:

1. Code Enforcement Officer will decide if a fence is necessary for screening
2. Applicant must amend narrative to include an estimated total land area (acreage) of lot and estimated amount of runoff that will be handled by the current gutter/ drainage system.
3. Exterior lighting must be shielded/ facing downwards to comply with the Land Use Ordinance

Post-Town Responsibilities:

1. Max Johnstone will collect signatures of Planning Board members
2. Stan Waltz (CEO) will evaluate the site and determine if a fence is necessary
3. Max Johnstone will obtain documents to address the Conditions set forth by the Planning Board

Public Comments:

Max received phone calls from two residents (Bonnie Martinolich and Pat Ripley) who asked for the application prior to the meeting but did not voice any concerns. Pat Ripley (a neighbor) stated that they had no problem with Hillside building in the back of their shop if the parking of cars is closer to their property line.

Additional Notes:

Planning Board noted that the applicant is not granted a waiver on stormwater runoff but do acknowledge that the gutter system will address the stormwater runoff.

This letter will act on Condition #2 by noting the addition will install a gutter system to have runoff in existing locations and that the lot is 6.25 acres and will have 0.28 acres (4.5%) of the lot developed when the addition is complete.

Signed,

Maxwell Johnstone, Director of Planning and Development



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1600 Atlantic Highway P.O. Box J

Waldoboro, ME 04572

Phone: (207) 832-5369

Fax: (207) 832-6061

www.waldoboromaine.org

Date: June 16, 2020

This letter indicates that the Waldoboro Planning Board approved the site plan for the application at 409 Atlantic Highway on June 10, 2020.





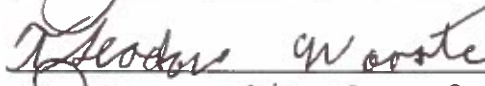

The Planning Board approved the proposal to:

Create a 32 x 50 sq ft (1,600 total) addition to the existing footprint with conditions.

The approval was based on the following conditions:

1. CEO will determine if a fence is necessary for screening
2. Applicant will amend their narrative to include an estimated total land area (acreage) of lot and estimated stormwater runoff that will be handled by existing gutters.
3. Any new exterior lighting will face downwards or be shielded to comply with the Land Use Ordinance

Signatures of Planning Board Members:

	Tim
	(Barbara)
	(Scott)
	(John)
	(Ted)
	(Sara)