

Application Number 21-07-SP
 Fees Preliminary _____ Pd _____
 Fees Final 100 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: Collins Auto is a U.S. based and licensed Automotive Repair and per-owned vehicle sales facility. Company will use existing steel building located at 646 Union Rd. The company is a sole proprietorship owned 100% by Gregory Collins and is a licensed Maine State Vehicle Inspector with 15 yrs. Experience.

Location: 646 Union Rd Zone: Rural Zone Map: R14 Lot: 12B

Name of Applicant: Collins Auto

Address: 646 Union Rd Town: Waldoboro State: ME Zip: 04572

Telephone Numbers: 207-542-0123

Local Contact, Name: Gregory Collins Telephone: 207-542-0123

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): Gregory Collins Date: 02/21/21
 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: _____



Town of Waldoboro
Application Review

Submission Checklist

Applicant's Name: Gregory Collins

Proposed Use: Collins AUTO Date: 02/21/21

Type of Application (Check all that apply):

- Land Use Review
- Subdivision
- Residential
- Commercial
- Institutional
- Conversion/ Change of Use
- Conversion of existing non-residential use to another nonresidential that increases impacts
- Use requiring CP that was determined to go to Planning Board.
- Construction or expansion of more than 10% of the existing structures' gross square footage
- Commercial use of land that does not involve buildings or structures, such as gravel pit, cemetery, golf course, groundwater extraction and other nonstructural nonresidential uses

Article 3 – Application Review Documents	Applicable / Waiver Request	Location in Application	Planning Decision
Application Cover sheet filled out ✓			
Verification of property ownership ✓			
Map addressing Section 3.5.1.11 ✓			
Fees verified by CEO			
Project description with planned opening ✓			
Other required permits			
Estimated water and sewer usage	was told existing structures don't need some of these documents		
For sewer, evidence site can connect			
For subsurface system, hte-200 form	N/A		
Explanation for traffic pattern	N/A		
All Article sections below are addressed			
Digital version is initially presented ✓			
Ten (10) copies of final draft received ✓			

Article 3 – Additional Application Review Documents only for Planning Board Review.	Applicable / Waiver Request	Location in Application	Planning Decision	
Map by engineer or architect Note: contour lines no more than 10 feet	N/A NOT BUILDING New structure			
Title block on map	↓			
Planning Board approval block on map				
Revision block on map				
Conditional block on final map				
Structural drawings				
Peak traffic and demonstrate safety				
Stormwater and erosion control plan				
Technical and financial capability				
Fire protection		✓		

The following tables only provide the Section titles. The subsections can be found in the Land Use Ordinance.

Article 7 – General Performance Standards	Applicable / Waiver Request	Location in Application	Planning Decision
7.1 Buffer Areas ✓	See attached		
7.2 Construction Standards	N/A Existing Building		
7.3 Electrical Standards ✓	See attached		
7.4 Historic Village District, Architectural Standards	N/A Existing Building		
7.5 Net Developable Acreage	See attached		
7.6 Noise	↓		
7.7 Lighting ✓			
7.8 Refuse Disposal ✓			
7.9 Sanitary Provisions ✓			
7.10 Signs ✓			
7.11 Storage Materials ✓			
7.12 Emergency Services ✓		✓	
7.13 Archaeological/ Historic Sites ✓	N/A		

Collins Auto
646 Union Road
Waldoboro, ME 04572
Greg Collins, Applicant Representative

Collins Auto is a US based and licensed automotive repair and preowned vehicle sales facility. The company will use an existing 40x60 2-bay steel building located at 646 Union Road Waldoboro, ME 04572. The company is a sole proprietorship and owned 100% by Gregory Collins. Collins is a licensed Maine State Vehicle Inspector with over 15 years of experience. Collins was a mechanic and autobody specialist at Hillside Collision in Waldoboro and is also a certified welder. Collins Auto is dedicated to providing the best customer service and experience for his customers.

Waldoboro Land Use Ordinance:

Article 7 General Performance Standards

Buffer Areas: Buffers surrounding the property are grass, a variety of high trees including pines, maples, birches and many other high bushes.

Construction Standards and Electrical Standards: All electrical and construction standards are up to code.

Net Developable Acreage: of 13.75 acres only 1 acre is being used.

Noise: Minimal noise and minimal lighting.

Lighting: Sensor floodlights already existing on building.

Refuse Disposal and sanitary provisions: Many used parts are recycled for scrap.

Signs: Freestanding sign to be posted along Union Road and is no more than 15 square feet in size and will meet the town standards as described in 7.10.5.

Storage Materials: New replacement parts for vehicles being serviced are stored indoors.

Article 8: Environmental Standards

Existing building on site. No changes will be made to the existing environmental surroundings.

Article 9: Roads, Parking, Driveways, and Traffic Access

9.1 Traffic Impact Analysis: An analysis is not applicable as we do not meet the criteria of requiring 50 or more parking spaces or will be generating more than one hundred trips during any peak hour. No additional road work to Union Road is requested.

9.2 Street access driveways: Driveway is already in place and no changes are necessary for business use.

9.3: Parking and Loading: Parking areas are already existing in the driveway and in front of and beside building to continue to meet the minimum required parking.

Ultimately the only change to the property will be the addition of a small sign at the top of the road on Union Road.

Warranty Deed

We, **LAURIE A. COLLINS** and **STEPHEN F. COLLINS**, whose mailing address is 541 Upper East Pond Road, Nobleboro, ME 04555, for consideration paid grant to **GREGORY COLLINS**, whose mailing address is 541 Upper East Pond Road, Nobleboro, ME 04555, with **WARRANTY COVENANTS**,

A certain lot or parcel of land situated on the westerly side of the Union Road, in Waldoboro, County of Lincoln and State of Maine, bounded and described as follows:

Beginning at a 1-1/4" iron pipe found on the assumed westerly right-of-way line of Union Road at the southeasterly corner of land of these Grantors, Laurie A. Collins and Stephen F. Collins, as described in a deed recorded in Book 4533, Page 207 of the Lincoln County Registry of Deeds and the northeasterly corner of land of Seamus Fletcher as described in a deed recorded in Book 2837, Page 110 of the Lincoln County Registry of Deeds as shown on a survey plan entitled "Plan Showing Land of Robert C. and Aina M. Winchenbach" prepared by Miles S. Leach, dated January 1989, recorded in Plan Book 43, Page 67 Lincoln County Registry of Deeds;

Thence N 82°58'21" W along said land of Fletcher a distance of one hundred thirty seven and thirty four hundredths (137.34) feet to an unmarked point at the end of a stonewall;

Thence N 83°05'38" W along said land of Fletcher and along land of Jason T. Nolan and Robin MacGregor as described in a deed recorded in Book 4468, Page 114 of the Lincoln County Registry of Deeds a distance of two thousand three hundred-twenty nine and seventy hundredths (2,329.70) feet to a 1-3/8" iron pipe found at the southwesterly corner of said land of these Grantors at land of Irville and Marlene Luce as described in a deed recorded in Book 883, Page 41 of the Lincoln County Registry of Deeds;

Thence N 04°56'46" E along said land of Luce a distance of two hundred twenty four and one hundredths (224.01) feet to a 5/8 inch iron rod proposed at the southwesterly corner of land being retained by these Grantors and the northwesterly corner of the herein described parcel;

Thence S 83°32'25" E along said land being retained a distance of two thousand six hundred fifteen and fifty seven hundredths (2,615.57) feet to a 5/8 inch iron rod proposed on the assumed westerly right-of-way line of Union Road at the southeasterly corner of said land being retained and the northeasterly corner of the herein described parcel;

Thence S 33°32'25" W along said assumed westerly right of way line of Union Road a distance of one hundred eighty seven and twenty hundredths (187.20) feet;

Thence S 43°17'03" W along said assumed westerly right of way line of Union Road a distance

NO TRANSFER TAX
NECESSARY

of ninety five and ninety hundredths (95.90) feet to the point of beginning.

MEANING AND INTENDING TO DESCRIBE 13.675 acres of land and being a portion of the property described in a deed of Barbara A. Linscott, Personal Representative for the Estate of Robert C. Winchenbach, to Stephen & Laurie Collins, dated June 7, 2012, recorded in Deed Book 4533, Page 207 Lincoln County Registry of Deeds.

For further reference, see survey plan entitled "BOUNDARY SURVEY FOR LOT SPLIT, STEPHEN & LAURIE COLLINS, GREGORY COLLINS" prepared by Gartley & Dorsky Engineering & Surveying, Inc. dated October 30, 2013 to be recorded at the Lincoln County Registry of Deeds.

SUBJECT TO the restriction that no mobile homes shall be allowed on the land herein conveyed.

WITNESS our hands and seals on this 9th day of ~~April~~ ^{May}, 2014.

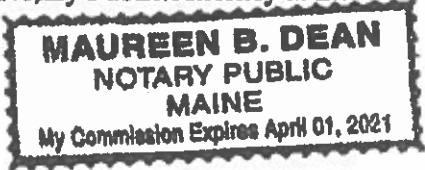
Laurie A. Collins
Laurie A. Collins
S.F. Collins
Stephen F. Collins

STATE OF: Maine
COUNTY OF: Lincoln

~~April~~ ^{May} 9, 2014

Then personally appeared the above named Laurie A. + Stephen F. Collins and acknowledged the foregoing instrument to be their free act and deed.

Before me,
Maureen B. Dean
Notary Public/Attorney at Law



646 Union Road

Solid Blue Block: Existing 40 x 60 steel building for primary vehicle services.

Solid Red Block: Existing 24 x 36 building

Solid Purple Block: Existing 16x 16 shed

Solid Black Blocks: Parking area (it is shortened to not overlap building dimensions).

Yellow lines: Setbacks from property sidelines and Union Road

Note: Closest wetland is Back Brook and is 1,349 ft from the Solid Blue Block.



Maine Geolibrary Parcel Map, ver 9 last revision Sept 2018

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