

Application Number _____
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: To open a health and nutrition retail shop offering healthy, meal replacement protein shakes, and energizing teas

Address: 722 Atlantic Highway Zoning District: Rt. 1A Map: R4 Lot: 21
Name of Applicant: Jennifer Hayes
Address: 96 Sheldon St. Town: Farmingdale State: ME Zip: 04344
Telephone Numbers: (207) 446-2248
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: N/A Telephone: _____
Address: _____ Town: _____ State: _____ Zip: _____
Name of Applicant's Attorney: N/A Telephone: _____
Address: _____ Town: _____ State: _____ Zip: _____
Name of Applicant's Soil Scientist: N/A Telephone: _____
Address: _____ Town: _____ State: _____ Zip: _____
Name of Applicant's Land Surveyor: N/A Telephone: _____
Address: _____ Town: _____ State: _____ Zip: _____

I certify that the information contained in this application is correct to the best of my knowledge.

Signature (applicant): Jennifer Hayes Date: 4/2/21
Title: _____

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: _____

My name is Jennifer Hayes and I am the owner of Coastal Nutrition & Energy in Newcastle, ME. Many of my customers are traveling from Waldoboro and have been requesting a club closer to them, and so I have decided to pursue purchasing 722 Atlantic Highway in Waldoboro and open Nutritious Feels, with a projected opening date of May 15th, 2021. In my retail establishment, I offer healthy meal replacement shakes and energizing teas, while providing support and guidance to help people meet their health goals by hosting weight loss challenges, connecting members of the community to support one another, and sharing healthy recipes with customers to help keep them on track with their goals. To provide a bit of background of myself, I grew up in Jefferson, ME., and now live in Farmingdale with my fiancé and our four children. After our youngest was born, I put on a large amount of weight to the point where my family, friends, and even doctor was becoming concerned. To combat this, I began using the products that I sell now, on a daily basis. The results I experienced were inspiring; I began feeling healthy, I had more energy, my overall mood began to shift, and, the weight was coming off. I became so passionate about the products, and about sharing my success with others, so I decided to open my own nutrition club. As of today, I have lost 104 pounds, and feel that I am finally the healthiest version of myself.

Article 7:

7.1 Buffer areas: No change to current vegetation

7.2 Construction standards: Pre-existing building will be built to code

7.3 Electrical standards: No use or activity will cause electrical disturbances

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: New lighting will not impair public vision

7.8 Refuse disposal: Will have on on-site dumpster emptied twice a month

7.9 Sanitary provisions: Septic on site and will be efficient to handle this

7.10 Signs: Will speak with code enforcement officer for approval

7.11 Storage materials: All materials will be kept on shelves in airtight containers

7.12 Emergency services: Easy access from route 1

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: Submitting permit to MDOT

9.3 Parking and loading: Parking spots will be clearly marked

9.3.3.3.9 Minimum required parking: The minimum 4 parking spots will be available for customers

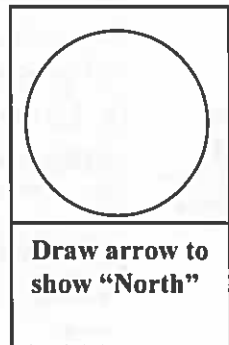
Date Received:	APPLICATION FOR DRIVEWAY/ENTRANCE PERMIT MAINE DEPARTMENT OF TRANSPORTATION		
Application No. _____	98 Statehouse Station Augusta, ME 04330 (207)-624-8200 FAX: (207)-287-4753 E-mail: Region2Permits@maine.gov		
Application is hereby made to construct, change location, grade or use served by a driveway or entrance to property in accordance with Title 23 M.R.S.A. § 704 and §705.			
Section A Property Owner Information	1. Land Owner's Name: <u>Jennifer Hayes</u> Phone# <u>(207) 446-2248</u> 2. Land Owner's Mailing Address: <u>96 Sheldon St</u> <u>Farmingdale ME 04344</u> <small>Address Town/City State Zip Code</small> 3. Applicant or Agent's Name: <u>Jennifer Hayes</u> Phone # <u>(207) 446-2248</u> 4. Applicant/Agent Mailing Address: <u>96 Sheldon St</u> <u>Farmingdale ME 04344</u> <small>Address Town/City State Zip Code</small> 5. E-mail Address : <u>jennifer.hayes@maine.edu</u> Work _____ Cell _____		
Section B Property Location Information	6. Directions to property: <u>722 Atlantic Highway.</u> 7. Route No. <u>1</u> Road Name: <u>Atlantic Highway</u> 8. <input type="radio"/> North <input type="radio"/> South <input type="radio"/> East <input checked="" type="radio"/> West – side of highway 9. City/Town: <u>Waldoboro</u> County: <u>Lincoln</u> 10. Distance from nearest intersection: <u>820 feet</u> Name of Intersection: <u>Route 1 / West Main Street</u> 11. Nearest Utility Pole #: _____ Attach Survey Data (if available) 12. Map and Lot number <u>R4 / 21</u> Lot prior to May 25, 2002? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> A copy of tax map provided <input type="checkbox"/> Proposed Location of Driveway/Entrance staked and flagged by applicant.		
Section C Driveway/ Entrance Information	13. Desired width of Driveway/Entrance: _____ Type of Surface: <u>Gravel</u> <small>(feet) (gravel, pavement, etc.)</small> 14. Will the development associated with this driveway/entrance have more than 10,000 square feet of impervious surface draining towards the highway? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> "Impervious surfaces" are the footprint of buildings, pavement, gravel, or other low-permeability or compacted surfaces, not including natural or man-made water bodies. 15. Does your property have an existing access? <input checked="" type="checkbox"/> yes <input type="checkbox"/> no (If no go to line 18) 16. If this is an existing access and you are changing its use, please describe <u>Planning to open a retail store. No new construction.</u> Go to Section D. 17. If this is an existing access and you are physically modifying, please describe: _____ <small>Go to Section D.</small> 18. Proposed Driveway/Entrance Purpose: <input checked="" type="radio"/> Single Family <input type="radio"/> Home Business <input checked="" type="radio"/> Commercial/Industrial <input type="radio"/> Subdivision or Development <input type="radio"/> Multi-family with 5 or less units <input type="radio"/> Multifamily with more than 5 units <input type="radio"/> Retail <input type="radio"/> Office <input type="radio"/> School <input type="radio"/> Business Park <input type="radio"/> Mall <input type="radio"/> Other (explain) # employees/day #customer/day Busiest time of day # of Lots		
Section D Construction Information	19. Construction expected to begin on _____ and be completed on _____ <small>(date) (date)</small> 20. Person/Company constructing entrance <u>N/A</u> 21. Construction contacts name _____ Phone _____		

Site Sketch or attach Site Plan

See attached map

THE OWNER HEREBY AGREES

- 1) Provide, erect and maintain all necessary barricades, lights, warning signs and other devices to direct traffic safely while the work is in progress.
- 2) **At no time cause the highway to be closed to traffic.**
- 3) Where the drive/entrance is located within a curb, curb and gutter, and/or sidewalk section, completely remove the existing curb, curb and gutter, and/or sidewalk as may be required to create the drive/entrance and restore drainage. All driveways/entrances abutting sidewalk sections shall meet the requirements set forth in the Americans with Disabilities Act of 1990, 42 U.S.C. §§ 12132 et seq.
- 4) Obtain, deliver to site and install any culverts and/or drainage structures necessary for drainage; the size, type and length of such culverts or structures shall be as specified in the permit pursuant to 23 M.R.S.A. § 705. All culverts and/or drainage structures shall be new.
- 5) Complete construction of proposed driveway/entrance within twelve months of commencement of construction.
- 6) COMPLY WITH ALL FEDERAL, STATE AND MUNICIPAL LAWS AND ORDINANCES.
- 7) Not alter, without the express written consent of the MDOT, any culverts, drainage patterns or swales within MDOT right-of-way.
- 8) File a copy of the approved driveway/entrance permit with the affected municipality or LURC, as appropriate, within 5 business days of receiving the MDOT approval.
- 9) Shall construct and maintain the entrance side slopes to be no steeper than the adjacent roadway side slopes, but in no case to be steeper than 3 horizontal to 1 vertical, unless the side slope is behind existing roadway guardrail, in which case it shall be no steeper than 2 horizontal to 1 vertical.
- 10) Notify the MeDOT (in writing) of a proposed change to use served by driveway/entrance when increase in traffic flow is expected to occur. This does not exempt the need for obtaining a Traffic Movement Permit (TMP) if trip generation meets or exceeds 100 passenger car equivalents (pce) during the peak hour of the day.




FURTHER CONDITION OF THE PERMIT:

The owner shall assume the defense of, and pay all damages, fines, and penalties for which he/she shall become liable, and shall indemnify and safe harmless said Department, its representatives, agents and employees from liability, actions against all suite, claims, damages for wrongful death, personal injuries or property damage suffered by any person or association which results from the willful or negligent action or inaction of the owner/applicant/agent and in proceedings of every kind arising out of the construction and maintenance of said entrance(s), including snow removal. Nothing herein shall, nor is intended to, waive and defense, immunity or limitation of liability which may be available to the MDOT, their officers, agents or employees under the Maine Tort Claims Act or any other privileges and/or immunities provided by law.

The submission of false or misleading statements on or with this application, or the omission of information necessary to prevent statements submitted herein or herewith from being misleading, is a crime punishable under Chapter 19 of the Maine Criminal Code, and any permit issued in reliance thereon will be considered null and void without notice or further action by the Department.

Date Filed: 4/5/21


Signature of Owner

Signature of Applicant

By signing and checking this box I hereby certify that I have been granted permission from the property owner to act in their behalf.

722 Atlantic Highway

Red Block: Existing 20 x 32 building (former crematorium).

White Blocks: Proposed 20 x 40 parking spaces. This application would utilize both proposed parking spaces.

Purple Block: Existing entrance/exit pending MDOT approval.

PFO1/4B: Pasturine System of wetland. Surface water is typically absent, but may occur for a few days after heavy rain.

Yellow lines: Notable setbacks.

10 ft: Closest parking space to building/ business.

24 ft: Closest parking space to the entrance

28 ft: Closest parking space to the edge of US Route 1.

94.6 ft: Closest parking space to the property line.



Maine Geolibary Parcel Map, ver 9 last revision Sept 2018