

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: Dancemaineia Dance Studio  
will be relocating from it's current place of  
business above Medmark Vet Services to the Grange  
Building 931 Winslow Mill Rd Waldoboro

Address: 931 Winslow Mills Rd Zoning District: Rural Village Map: U13 Lot: 10  
Name of Applicant: Heidi Strehler  
Address: 1920 Friendship Rd Town: Waldoboro State: ME Zip: 04572  
Telephone Numbers: 207 832 1322  
Local Contact, Name: same Telephone: \_\_\_\_\_  
Name of Owner (if not applicant): Hers of Michael Sands  
Address: 1920 Friendship Rd Town: Waldoboro State: ME Zip: 04572

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: NA Telephone: \_\_\_\_\_  
Address: \_\_\_\_\_ Town: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
Name of Applicant's Attorney: NA Telephone: \_\_\_\_\_  
Address: \_\_\_\_\_ Town: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
Name of Applicant's Soil Scientist: NA Telephone: \_\_\_\_\_  
Address: \_\_\_\_\_ Town: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
Name of Applicant's Land Surveyor: NA Telephone: \_\_\_\_\_  
Address: \_\_\_\_\_ Town: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

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

Signature (applicant): Heidi Strehler Date: 1/25/21  
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: _____

Change of use for Former Progressive Grange in Waldoboro  
931 Winslow Mills Road  
Waldoboro ME 04572

Submitted by Heidi Straghan  
1920 Friendship Road  
Waldoboro ME 04572  
207-832-1322

### **Article 3**

The proposed use for the 2<sup>nd</sup> floor of the grange is as a dance studio beginning June 1, 2021.

The owners of the Grange are currently listed as Heirs of Michael Sands in the town records. The property is currently making its way through the probate process which is being handled by the office of Attorneys Cumler and Lynch located at 21 Friendship Street Waldoboro ME 04572. Ownership will convey to Heidi Straghan and her husband Michael Riley.

The site will remain as is with no change in structure, setbacks, boundaries, or buffers. Building has septic on record with the town office.

Approximately 10 cars will enter and/or exit per hour as students arrive or depart during regular business hours of 12-8.

We are unaware of any permits that would be needed but will comply with all requirements.

We have applied for a change of use/driveway entrance permit from the Maine DOT which will confirm use and safety of site and compliance with town requirements.

Melanie Lecher Pagurko, DanceMaineia's founder, has been teaching dance in Midcoast Maine for over 30 years. She has a strong following and looks forward to many more years of teaching in this new studio space.

The site is located in a well head protection area the Medomak River is close by providing fire safety.

Please see Image I for site map

## **Article 7**

Site shall remain as is with current buffers, set backs, and boundaries. There shall be no changes to the structure.

Any plumbing or electrical updates will be by permit.

There will be no further development of the acreage.

Noise levels will meet current standard of 55 decibels or less at the property line.

Lighting around building will remain as is.

Trash shall be stored on site in metal barrels in attached shed area and will be removed as necessary by owner.

Septic onsite meets sanitary requirements for building.

Signage will meet CEO guidelines.

Lockbox will be installed per WFD requirements.

## **Article 8**

Change of use will not affect current environmental impact.

## **Article 9**

Driveway will meet DOT requirements. Land use ordinance does not seem to indicate parking requirements for a dance studio but we would expect to meet the same requirements as are currently in place at the dance studios current location about Medomak Vet on the Atlantic Highway.

BSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Department of Human Services  
 Division of Health Engineering  
 (207) 287-5672 Fax (207) 287-3165

Town, City, Plantation  
**WALDOBORO**

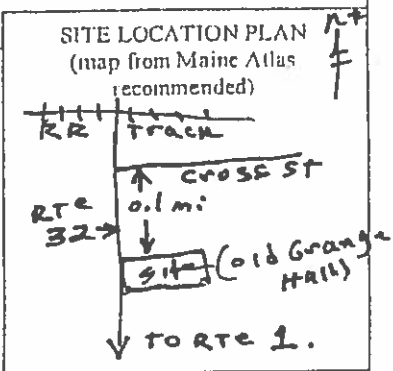
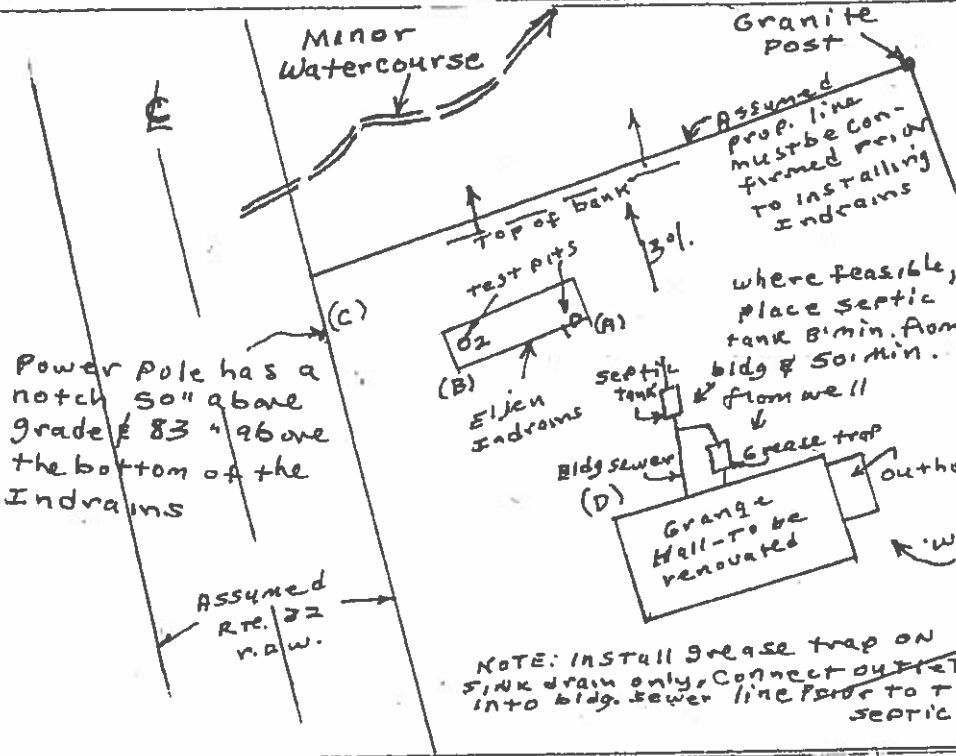
Street, Road, Subdivision  
**RTE 32**

Owner's Name  
**MIKE SANDS**

81

SITE PLAN Scale 1" = 50' ft. or as shown

SITE LOCATION PLAN  
 (map from Maine Atlas recommended)



Power Pole has a notch 50" above grade & 83" above the bottom of the Indrains

NOTE: INSTALL GREASE TRAP ON SINK DRAIN ONLY. CONNECT OUTLET INTO BLDG. SEWER LINE PRIOR TO THE SEPTIC TANK

TABLE OF MEASUREMENTS

AC	= 73' ±
AD	= 55 1/2' ±
BC	= 37 1/4' ±
BD	= 57 3/4' ±

SOIL DESCRIPTION AND CLASSIFICATION (Location of Observation Holes Shown Above)

Observation Hole 1  Test Pit  Boring  
0 " Depth of Organic Horizon Above Mineral Soil

Texture	Consistency	Color	Mottling
0 SANDY LOAM	SOME-WHAT	DARK BROWN	
10 LOAMY SAND	COMPACTED	YELLOW BROWN	
20 FILL			NONE
30 FILL			
40 LOAM (ORIG. TOP SOIL)		DR. BRN ORANGE BROWN	
50		BROWN	

Soil Classification <b>2 B</b> Profile Condition	Slope <b>3%</b>	Limiting Factor <b>50</b>	<input type="checkbox"/> Ground Water <input type="checkbox"/> Restrictive Layer <input type="checkbox"/> Bedrock <input checked="" type="checkbox"/> Pit Depth
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Observation Hole 2  Test Pit  Boring  
0 " Depth of Organic Horizon Above Mineral Soil

Texture	Consistency	Color	Mottling
0 LOAM	SOME-WHAT	DR. BRN	
10 MIXED LOAMY SAND & SILTS	COMPACTED	MIXED COLORS	
20 FINE SANDY LOAM	FRAGILE	BROWN AND MIXED	NONE
30 FILL			
40 FILL			
50			

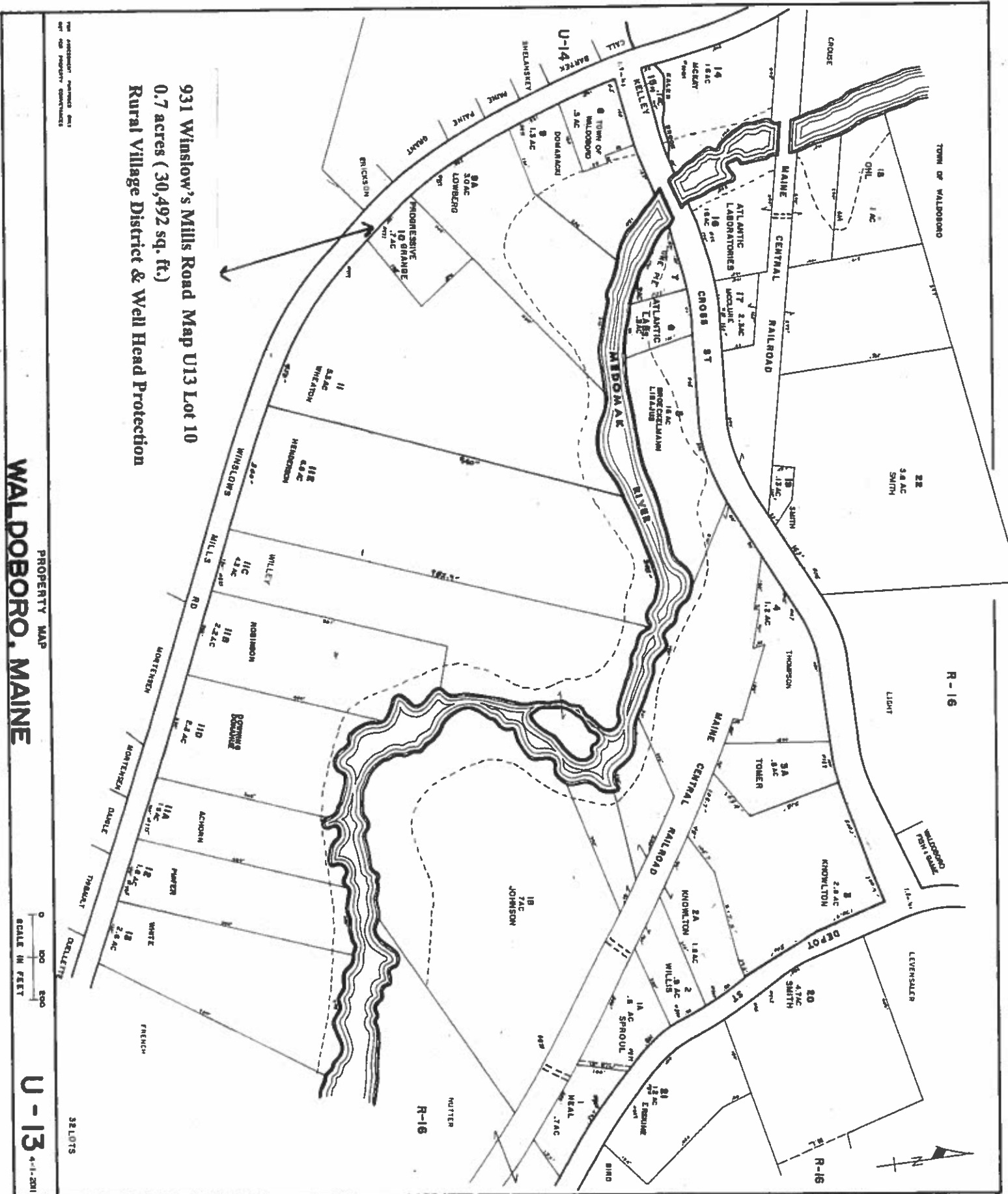
Soil Classification <b>2 C</b> Profile Condition	Slope <b>3%</b>	Limiting Factor <b>47</b>	<input type="checkbox"/> Ground Water <input type="checkbox"/> Restrictive Layer <input type="checkbox"/> Bedrock <input checked="" type="checkbox"/> Pit Depth
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NOTE: FILL WAS PLACED IN THE 1950'S BY NEIGHBOR WHO LIVED HERE THEN

*Walter W. Meservey*  
 Site Evaluator Signature

**13**  
 SE #

**6-1-12**  
 Date



931 Winslow's Mills Road Map U13 Lot 10  
 0.7 acres (30,492 sq. ft.)  
 Rural Village District & Well Head Protection

PROPERTY MAP  
 WALDOBORO, MAINE

0 100 500  
 SCALE IN FEET

U-13  
 4-1-201

32 LOTS

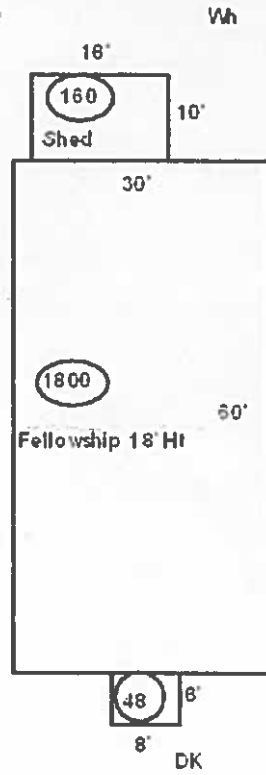
THE ASSOCIATED REALTORS REAL ESTATE  
 601 5th PROPERTY CONSULTANTS

Waldoboro  
Name: PROGRESSIVE GRANGE #523  
C/O MICHAEL SANDS  
Account: 2841

### Valuation Report

08/13/2012  
Page 2  
U13 10  
931 WINSLOWS MILLS RD

Map/Lot:  
Location:



931 Winslows Mills Road

Note: Nearest wetland area is 194 feet from building.

Red Block: Existing building (30 x 60 building with minor front and back additions).

White Block: Proposed parking area/ drop-off.

Blue Block: Grease trap and septic tank area.

The property is located on the edge of the Rural Village District.

Parking would be at least 18 feet from the nearest property line.



Maine Parcels Organized Towns