

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: addition of pens to hold dogs for boarding for a fee
Cement pad will be the foundation for inside/outside pens

Address: 459 Bremen Rd. Zoning District: Res/Rural Map: R-5 Lot: 18
Name of Applicant: Melissa Munsheal
Address: 459 Bremen Rd. Town: Waldoboro State: Me Zip: 04572
Telephone Numbers: 207-832-6295 // 207-701-9917
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: _____ 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): _____ Date: _____
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: _____



Map information for 459 Bremen Road-

Blocks:

The Blue block (60 x 22 ft) is the existing dog grooming business.

The Purple block (16 x 14 ft) is a proposed roof going over the dog grooming pens.

The Black block (25 x 22 ft) will be a walkway connecting the dog grooming with proposed kennel.

The White block (34 x 20 ft) is the proposed kennel that requires PB approval.

Lines:

The Orange lines outline the property boundaries surrounding the proposed project.

The Red lines indicate distances between the buildings and the property lines, with the distance at the end of the line not connected to a structure.

The Yellow line indicates the distinction between the Residential and Rural Districts

Other information:

The road on the bottom right of the image is Bremen Road.

The yellow pinpoints along the yellow line indicate the points of the 400 ft setback from the road I used to create the line.

Other buildings on the map not highlighted are not related to the business and are not necessary for highlighting.

The Planning Board signatures indicate approval for this application on today's date of _____.

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:

Shoreland Zone

Site Plan Review

Flood Plain

Subdivision Ordinance

Hazardous Materials

Brief description of proposed project:

We propose to create an office environment in the lower level of the Waldoboro Store Building for co-working desk space with high speed internet and/or small office modules.

Address: 4 Bremen Rd Zoning District: Village Dist. Map: U-11 Lot: 41

Name of Applicant: Waldoboro Country Store, LLC

Address: 68 Keene Narrows Rd Town: Bremen State: ME Zip: 04551

Telephone Numbers: (207) 380-1200

Local Contact, Name: Dan Goldenson Telephone: _____

Name of Owner (if not applicant): Applicant

Address: same 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/Architect: 44 Degrees North Telephone: 563-2557
Address: _____ Town: Damariscotta State: ME Zip: _____

Name of Applicant's Attorney: _____ Telephone: _____
Address: _____ Town: _____ State: _____ Zip: _____

Name of Applicant's Soil Scientist: Municipal Utilities 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): Daniel Goldenson Date: _____

Property is owned by Applicant.



**Town of Waldoboro
Site Plan and Subdivision
Submission Checklist**

Revised 10-11-14

Applicant's Name: Waldoboro Country Store Project Name: _____ Date: _____

Name/Affiliation of Presenter (if not applicant) Waldoboro Country Store, LLC

Land Use District: _____

- Type of Application:
- Land use requiring site plan approval
 - Subdivision
 - New non-residential building or structure
 - Expansion of existing non-residential building or structure
 - New multifamily housing
 - Expansion of multifamily housing by 3 or more units within 5 years
 - Conversion of existing building from residential to non-residential
 - Conversion of existing non-residential use to another non-residential use that results in increase in on- or off-site impacts
 - Conversion of existing non-residential building or structure in whole or in part into 3 or more dwelling units within 5 years
 - Construction or expansion of 1,500 s.f. of paved or other impervious surfaces within 5 years
 - Commercial use of land that does not involve buildings or structures, such as gravel pit, cemetery, golf course, groundwater extraction and other non-structural non-residential uses
 - Request for office Use

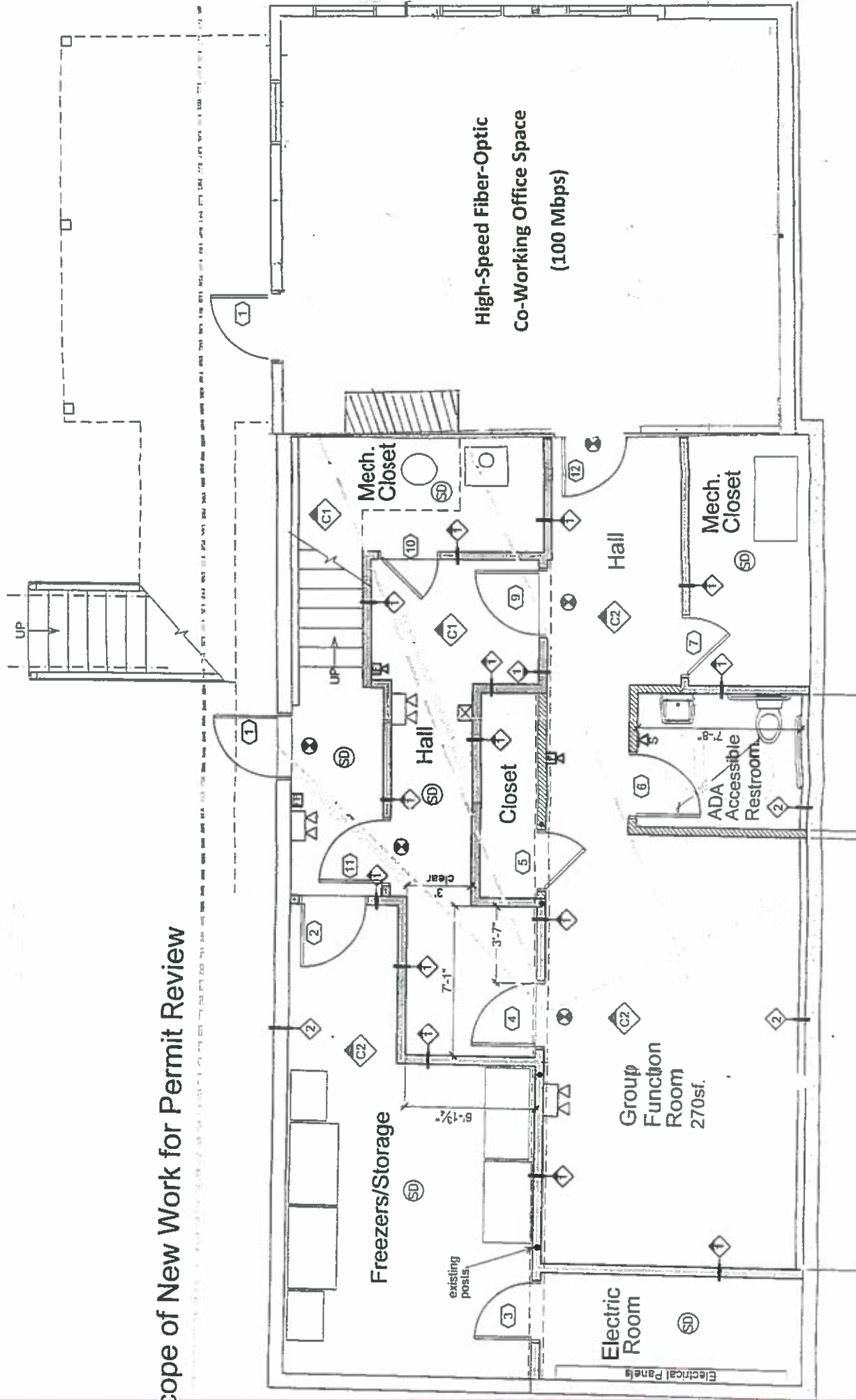
		Received	Waiver Request	N/A
1)	12 copies of plans and application	—	—	—
2)	Fee paid	—	—	—
3)	Department head sign-off sheet	—	—	—
4)	Locus map, location map and boundary survey	—	—	—

Owner has 15 parking spaces adjacent to office space.

DESCRIPTION OF LOWER LEVEL OFFICE USE

- Name:** The Work Station
- Facility:** Street-level newly finished and air-conditioned office space for co-working use, consisting of work stations, tables, and couches.
- Parking:** There are 15 parking spaces in the adjoining parking lot.
- Use:** By entrepreneurs, business people, non-profit groups, and individuals seeking comfortable working space with high-speed fiber-optic Internet access.
- Telephones:** A separate small telephone room is available for private conversations.
- Occupancy:** Approximately ten individuals would be renting the overall space.
- Hours:** 7:00 am – 8:00 pm, seven days per week.
- Restroom:** ADA compliant restroom.
- Conferences:** A large conference room is available for rent for meetings.
- Rates:** Weekly, monthly, and annual rates will be posted.
- Food:** Food and drinks available from the upstairs convenience store.

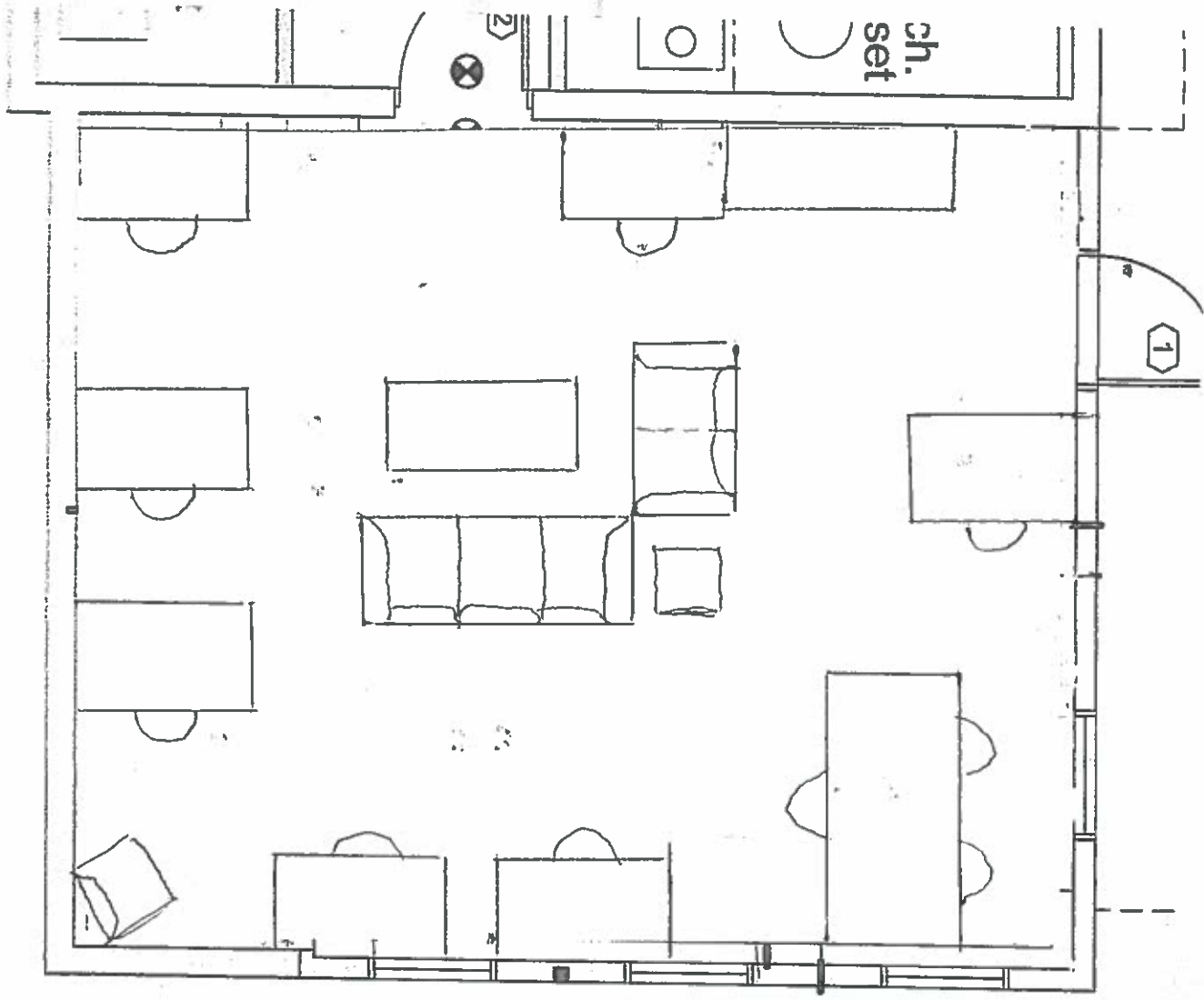
Scope of New Work for Permit Review



ch.
set

1

2



WALDOBORO COUNTRY STORE, LLC.
 BOOK 381A, PAGE 318
 TAX MAP U-11, LOT 41
 AREA: 13,989 SF - 0.316 ACRES

WILLARD WINTERBACH
 TO
 EARL WINTERBACH
 BOOK 124, PAGE 67
 SET 2/20/2012, LOT

LINCOLN PROPER GROUP, LLC.
 BOOK 302S, PAGE 61
 TAX MAP U-11, LOT 40A
 AREA: 43,325 SF - 0.991 ACRES
 CEDAR HILL SUBDIVISION
 LOT 4A
 PLAN REF. #1

CAROLYN R. MOTT
 BOOK 288, PAGE 83
 TAX MAP U-11, LOT 41-A

WILLARD WINTERBACH
 TO
 EARL WINTERBACH
 BOOK 87, PAGE 8
 JANUARY 1928

**APPROVED: TOWN OF WALDOBORO, MAINE
 PLANNING BOARD**

DATE: _____

GRAPHIC SCALE



LEGEND

- SURVEYED PROPERTY LINE
- OTHER APPROXIMATE PROPERTY LINE
- SETBACK LINE
- CENTERLINE STRIPE
- WOODEN FENCE
- VEGETATION AS NOTED
- STORM PIPE
- EXISTING CONTOUR
- OVERHEAD UTILITY LINE
- UNDERGROUND WATER LINE
- UNDERGROUND SEWER LINE
- IRON ROD OR RE-BAR FOUND
- 5/8" RE-BAR PROPOSED
- SEWER MANHOLE
- WATER SHUTOFF
- HYDRANT
- UTILITY POLE
- ELECTRIC METER
- CATCH BASIN
- SIGN
- SPOT ELEVATION
- EXISTING DRAINAGE FLOW
- PROPOSED DRAINAGE FLOW
- PROPOSED CONTOUR
- PROPOSED SEDIMENT CONTROL

