

Application Number 22-~~5248~~ 485P  
Fees Preliminary \_\_\_\_\_ Pd \_\_\_\_\_  
Fees Final 125 Pd

**TOWN OF WALDOBORO**  
**Site Plan Review and Subdivision Ordinance Preliminary Application**  
(Please Type or Print)

Type of Application:  Shoreland Zone  Site Plan Review  Subdivision Ordinance  
 Flood Plain  Hazardous Materials

Brief description of proposed project: Glassware Store, Farmstand, dog stand change of use.

Location: 1584 Atlantic Highway zone: Route 1B Map: U-5 Lot: 11-A-1

Name of Applicant: Anthony Gallace  
Address: P.O. Box 1 Town: Waldoboro State: ME Zip: 04572

Telephone Numbers: 207-593-6644  
Local Contact, Name: Anthony Gallace Telephone: 207-593-6644

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): Anthony Gallace Date: 4/14/22  
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: _____

**Glassware Application:**

The glassware store will supply bong bowls, vaporizers, and batteries for THC and smoke supplies. There will be four parking spaces directly in front of the building. Opening date is May 30<sup>th</sup>, 2022.

**Farm Stand Application:**

Farm Stand will consist of locally grown vegetables and locally produced meals during the growing months of the year. Building will have no inside access to the public. There will be four parking spaces for the farmstand with operating hours from 11:00 a.m. to 6:00 p.m. with an expected peak from noon until 3:00 p.m. I have acquired tax and agriculture permits to produce all of my own products. Opening date is June 1<sup>st</sup>, 2022.

**Additional Information:**

I have provided documentation of hookup to Town Water and is adequate for bathroom.

Expected peak hours will be from noon to 4:00 p.m. with 6-10 cars a day.

**Waivers:**

I am requesting a waiver for Section 3.5.2.2 because construction is already done.

I am requesting a waiver for Section 3.5.2.11 for contour line since driveway is already paved and street drains are already installed.

I am requesting a waiver for Section 3.5.2.6 for structural drawings since the construction is already done and building is already in use as a private office.

### **Article 3**

**We will not be expanding or changing interior or exterior structure of buildings, will be using preexisting foot print**

### **Article 7**

**7.1 Buffer: The property will have a fence behind buildings which will only allow the public to access from the parking lot. The area separating route 1/depot street and property will be well kept neat appearing.**

**7.2 Construction standards: we will comply with all building codes**

**7.3 Electrical standards: We will follow code and not cause disruptions**

**7.4 Historic village district, Architectural Standards: does not apply**

**7.5 Net developable acreage: does not apply**

**7.6 Noise: will comply with code**

**7.7 Lighting: we will have proper lighting that is directed to the ground.**

**7.8 Refuse disposal: Will have dumpster on site that will be picked up every two weeks.**

**7.9 Sanitary Provisions: we will be connected to water sewer**

**7.10 Signs: we will be using existing signs will use solid color (no blinking)**

**7.11 Storage materials: All materials will be stored in a organized and safe manor out of reach of the public. Inventory will be in safe room or kept under lock and key in garage. Dumpster would be on east side on building away from traffic areas. We will have a wheelchair assessable ramp and safe stairway for entrance to avoid injury. Gates will be locked and will have security system active in store along with well lit area after hours to provide a safe environment.**

**7.12 Emergency services: on same road as fire/ems/police use of town water and hydrant**

**7.13 Archaeological/ Historic Sites: does not apply**

### **Article 8**

**8.1 Stormwater Management: N/A**

**8.2 Erosion control: does not apply**

**8.3 Hydrogeologic Assessment of Groundwater Impacts: does not apply**

**8.4 Water Quality Impacts: does not apply**

**8.5 Phosphorus Control: does not apply**

**8.6 Soils: does not apply**

**8.7 Air and Water Pollution: does not apply**

**8.8 Aesthetic, Cultural, and Natural Values: does not apply**

**8.9 Flood Zone: There is none on the property but there are in abutting properties with a stream on the east side of the town office property. None within 1584 Atlantic property lines.**

**8.10 River Stream, Brook, and Wetlands: does not apply**

**8.11 Buffer requirements for water quality protection: does not apply**

#### **Article 9**

**9.1 Traffic Impact Analysis: Peak hours is estimated to be between 4:00pm – 6:00 pm with 15 expected customers, with hours of operation being from 10:00am – 6:00pm Monday-- Sunday.**

**9.2 Street Access, Driveways, Street/Road Construction Standards: will be using street access from Depot street that's has been approved by Maine Department of Transportation. We will use only 1 entrance**

**9.3 Parking and Loading: Will have at least 4 marked parking spots**

**Fee \$125**

*Anthony Gallace 4/12/2022*



The Maine Water Company  
93 Industrial Park Road  
Saco, ME 04072-1804

T: 207.282.1543  
F: 207.282.1544  
[www.mainewater.com](http://www.mainewater.com)

April 20, 2022

Anthony Gallace  
PO Box 1  
Waldoboro, Me 04572

Dear Anthony,

I am pleased to confirm that your water service will be turned on for the season at 10 am on May 20<sup>th</sup>, 2022. Thank you so much for doing business with us.

Sincerely,

Kathryn Whitmore  
Maine Water Customer Service



45  
11A-1  
✓

**WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS**, that I, Jackie Blanchet whose mailing address is P.O. Box 711, Waldoboro, Maine 04572, for consideration paid, grant to Anthony Gallace whose mailing address is P.O. Box 1, Waldoboro, Maine 04572, with **WARRANTY COVENANTS**, a certain lot or parcel of land situated in Waldoboro, County of Lincoln and State of Maine, bounded and described as follows:

BEGINNING at the intersection of the northerly line of U. S. Route #1, with the easterly line of Depot Street; THENCE N 12 deg. 39 min. W, along the easterly side of Depot Street, 93.82 feet to an iron bolt; THENCE N 81 deg. 18 min. E along the southerly side of a proposed street, 117.9 feet, to an iron bolt; THENCE S 08 deg. 42 min. E through the land now or formerly of Dead River Company, 127.50 feet to an iron bolt on the northerly side line of U. S. Route #1; THENCE N 81 deg. 42 min. W along the northerly side of Route #1, 116.57 feet, to the point of beginning. Containing 12,250 square feet, known as Lot #1.

ALSO granting a right-of-way in common with others described as follows: COMMENCING at an iron bolt on Depot Street at the southwest corner of the first described excepted parcels; THENCE N 81 deg. 18 min. E 98.7 feet to another iron bolt at the southeast corner of the first described excepted parcel; THENCE S 08 deg. 42 min. E 50 feet, for a corner; THENCE S 81 deg. 18 min. W 95 feet, more or less, to said Depot Street; THENCE N 12 deg. 39 min. W by and along Depot Street to the point of beginning.

Being the same premises described in a deed from Trevor Ralph, as Successor Trustee to the OMM Irrevocable Trust to Jackie Blanchet dated October 22, 2019 to be recorded in the Lincoln County Registry of Deeds.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 22<sup>nd</sup> day of November, 2019

[Signature]  
Witness

Jackie Blanchet  
Jackie Blanchet

MAINE REAL ESTATE  
TRANSFER TAX PAID



# 1584 Atlantic Highway

- Orange Lines: Property Boundaries
- Purple Line: Water and Sewer Lines
- Green Lines: Entrance/ Exit
- Black Lines: Building Egresses and division of retail store from office.
- Red Block: Retail Store and Office Building.
- Blue Block: Existing Building, no use.
- Pink Building: Farmstand/ hot dog stand.



Planning Board Signatures:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Date: \_\_\_\_\_

Conditions:

10m

esri