Other Applications

David Brennan

Application #06-080

PROJECT DESCRIPTION

1. The applicant is seeking an after the fact permit to replace a failed leach field no closer than 280 feet from the normal high water line of the Ossipee River in Porter.

SITE LOCATION/DESCRIPTION

- 2. Location: Lot #14B (Map #R01), 37 Mills Ext. in Porter.
- 3. The 1.64-acre lot has approximately 219 feet of frontage on the side of the lot closest and most nearly parallel to the Ossipee River.
- 4. This property is located within the Limited Residential District.
- 5. The replacement leach field is set back approximately 280 feet from the Ossipee River and approximately 75 feet from the residence.
- 6. The lot is not in the 100-year floodplain.

ISSUES

- 7. The applicant contacted the office on April 21, 2022 stating that their leach field had failed and there was a large amount of gray water on the surface of the lawn. The Executive Director gave approval for the applicant to replace the leach field as soon as possible due to concerns about potential water quality contamination.
- 8. No large trees were removed; however, an undetermined number of tree saplings were removed to make room for the replacement leach field.
- 9. The leach field replacement was completed on May 3, 2022 and the applicant submitted a Completion of Construction form with his application.

ANALYSIS

- 10. The project area will be loamed and seeded with grass.
- 11. The HHE-200 indicates that a 360 square-foot non-engineered disposal field capable of handling a flow of 360 gallons per day was installed.

Haley,

Thank you for the quick response. The Town will get him going right off with his septic field replacement.

Dan Davis Porter Code Enforcement Officer/LPI #2202 Email: ceo@portermaine.org Cell: (207) 256-4522 Address: 71 Main Street, Porter, Maine 04068 Hours: 2 pm to 6 pm on Wednesdays, or by Appointment

From: haley@srcc-maine.org <haley@srcc-maine.org>
Sent: Thursday, April 21, 2022 5:08 PM
To: ceo portermaine.org <ceo@portermaine.org>
Cc: 'Dalyn Houser' <dalyn@srcc-maine.org>
Subject: Dave Brennan - 37 Mills Ext.

Good afternoon,

I was just reaching out to inform you that we did give the go ahead to Dave Brennan at 37 Mills Ext. to move forward with replacing his failed leach field, prior to receiving a permit from us, with the condition that he submit an application to us ASAP. We are doing so due to concerns about potential impact to water quality and greatly appreciate you directing him to us for approval prior to commencing the replacement.

Please let me know if you have any questions or concerns.

Best,

Haley Monroe Administrative Assistant Saco River Corridor Commission

81 Maple Street Post Office Box 283 Cornish, Maine 04020 207-625-8123 www.srcc-maine.org

	Alter Days Handa & Hanni Broken Div. Bovingment Banks, 11655 207) 287-2070 Fest (207) 287-4172				
PROPERTY LOCATION	>> CAUTION: LPI APPROVAL REQUIRED << PD				
Cilly, Town, Porter	Town/City Porter Permit # 1143 4/27/2				
Street or Road 37 mills Ext.	Date Permit leaved 1/27/22 Fee: \$ 152,00 Double Fee Charged 11 97				
Subdivision, Lot #	Local Plumbing Inspector Signature				
OWNER/APPLICANT INFORMATION	Fee: \$state min fee \$Locally adopted tee Copy: [] Owner [] Town [] State				
Brennan Dewe Amiliant	The Subsurface Wastewater Disposal System shall not be installed until a				
Mailing Address 37 m:115 Fut.	Permit is issued by the Local Plumbing Inspector. The Permit shall				
Owner/Applicant Totter ME 04068	with this appRoation and the Maine Subsurface Westwater Disposed Rules.				
Daytime Tel.# 207.216 0220	Municipal Tax Map # <u>ROI</u> Lot# <u>14B</u>				
CONTRACT OF APPLICANT STATEMENT I date and estimatings that the information estimated is correct to the best of my involtage and understand that any fabrication is reason for the Department and/or Local Planting Inspector to dany a Permit.	CANTIGAT: Interperinger parameter I have imported the Installation authorized above and found it to be in compliance with the Subsurface Wastewater Disposal Rules Application. (140) date approved				
Scripture of Denser or Applicant Date	Local Plumbing Impactor Storature Parts date approved				
·	ERMIT INFORMATION				
TYPE OF APPLICATION THIS APPLICATION	REQUIRES DISPOSAL SYSTEM COMPONENTS 1. Complete Non-engineering System				
1. First Time System No Rule Veriance	2. Primitive System (graywaiter & all, tollet)				
Type replacement System 2 Part Time System Values	3. Alternative Tollet, specify.				
Year installed: 1980'S 5. State & Local Plumbing I	5. Holding Tank, gailons				
3. Exanded System a. Local Plumbing Impector	Approval 7. Separated Laundry System				
b. ≥25% Expansion b. State & Local Plumbing t	Approval Approval Accomplete Engineered System (2000 ppd or more) Sciences of Treatment Trick (only)				
4. Experimental System 4. Minimum Lot Size Variance	10. Engineered Disposial Flatd (only)				
SEE OF PROPERTY DISPOSAL SYSTEM TO	11. Pre-treatment, specify:				
1. Stogle Family Dwelling Unit, 2. Multicle Family Dwelling, No	No. of Bedrooms:				
SHORELAND ZONING 3. Other:	T. Drilled Well 2. Dug Well 3. Private				
Yes VIC . Current Use Seasonal Yea	r Round Undeveloped 4. Public 5. Other Existing				
DESIGN DETAILS (S	SYSTEM LAYOUT SHOWN ON PAGE 3)				
TREATMENT TANK DISPOSAL FIELD TYPE	& SIZE GARBAGE DISPOSAL UNIT DEDIGN FLOW				
Va. Regular	15 If Yes or Maybe, specify one below:				
a Low Prolis CHSTING a cluster array c Linear	a. multi-compartment tank				
3. Other. 1 auto b. regular load, d. H-20 k	cad b. tanks in series 2. Table 4C(commissions) SHOW CALCULATIONS for other facilities				
CAPACITY: <u>1000</u> GAL 4. Other: SIZE: 360_59.1 1	in. ft. A. Filter on Tark Outlet				
SOIL DATA & DESIGN CLASS DISPOSAL FIELD SIZING	EFFLUENTNEJECTOR PUEP 3. Section 4G (motor readings) ATTACH WATER METER DATA				
21 C 1 Medium-2.6 so. ft./and	2. May Bo Required				
aLObeervation Hole # TP1 /2 Medium-Large 3.3 sq. ft/	/gpd 1.Required at centur of disposed areas				
Depth 30" . 3. Large-4.1 sq. ft. / gpd	Specify only for engineered systems:				
of Most Limiting Soll Factor 4. Extra Large - 5.0 sq. ft. / gi	pd DOSE:genons if g.p.s, state margin or error:				
SITE EV/	ALUATOR STATEMENT				
I certify that on 3-23-22 (date) I completed a site of I	evaluation on this property and state that the data reported are accurate and Maine Subsurface Wastewater Disposal Rules (10-144A CMR 241).				
Lewith Laidilla	- 78 8-23-22-				
Site Evaluator Signature	SE# Date				
Kenneth Gardner	Z07- La37- B260 Telephone Number E-mail Address				
Note : Changes to or deviations from the design should be o	confirmed with the Site Evaluator. Page 1 of 3 HHE-200 Rev. 11/2013				

3.





7.0 Required Notes on Design Plans

- 1. This system (is / is not) designed for the use of a garbage disposal.
- 2. This system is not designed for backwash from a water softener.
- On raised systems, the organic loarn layer must be removed from trench or bed and slope extension areas prior to fill placement. A bucket with teeth is best used for this construction step as buckets without teeth can compact and smear the underlying soil.
- 4. Scarify subsoil prior to fill placement.
- Backfill material shall meet Section 804.2 of the Maine Rules. All backfill material shall be clean bank run sand, free of topsoil or humus and dredging directly beneath the EDA.
- 6. The 6" underneath and 9" surrounding the GSF modules shall be installed using a medium to coarse washed sand with an effective size of 0.25 to 2.0 mm, no greater than 10% passing a #100 sieve and no greater than 5% passing a #200 sieve, and no particles larger than .375", or materials meeting the ASTM C33 specification with less than 10% passing a #100 sieve and less than 5% passing a #200 sieve. Washed concrete sand easily meets the above specification and is a reliable choice. Suitability of bank run sand must be verified.
- 7. Fill (cover material) and Backfill material (fill added below and around the GSF Specified Sand envelope) shall be bank run sand with less than 4 to 8% passing a #200 sieve and clay less than 2% and no stones larger than 3° in any dimension to a minimum depth of 12° over the GSF modules with the last 4° to 6° of cover being clean loam.
- Any system which is more than 18" below finish grade as measured from the top of the modules shall be vented.
- This design complies with and must be installed in accordance with the Elien Design and Installation Manual.

FILTER on The outles of The Tank - with Proper risers 10.

11 Two Compariment Tank Recommended

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David Brennan

Application #06-080 SRCC Screenshots



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Saco Island Ventures, LLC

Application #19-436

PROJECT DESCRIPTION

1. The applicant is seeking a permit to remove an existing stockpile of granite blocks within a zone ranging from 6 to 135 feet from the mean high water line of the Saco River and stockpile the blocks on site to be reused for retaining walls during future construction.

SITE LOCATION/DESCRIPTION

- 2. Location: Lot #6, (Map #37), Main Street in Saco, Maine.
- 3. The lot has 1,120 feet of frontage on the Saco River.
- 4. The 5.84-acre lot (per deed) is in the General Development District.
- 5. The lot is rolling and hilly with a varying 3-15% slope.
- 6. The granite block stockpile currently ranges from 6 to 135 feet from the mean high water line of the Saco River
- 7. The granite blocks are located almost entirely within the 100-year floodplain.

ISSUES

- 8. The applicant states that the granite stockpiles are currently restricting regrowth in the 100-foot buffer area as well as limiting the proposed restoration plan. The staff let the agent know that if the granite blocks are proposed for use in this project, plans will be required for the retaining walls.
- 9. Removal of the granite blocks will require the use of heavy equipment within 5 to 135 feet of the mean high water line of the Saco River.
- 10. The applicant proposes to use a large excavator or frontend loader in the removal process.
- 11. The applicant states that the removal will not cause significant damage to the existing trees. However, understory vegetation will be affected due to the presence of heavy machinery.
- 12. The area will be revegetated as part of the proposed restoration plan being developed with York County Soil and Water Conservation District (YCSWCD). This plan is currently under development.

ANALYSIS

- 13. Past permitting of the property includes:
 - a. Saco Island Ventures, LLC, #19-424 Ongoing, to construct 12 two-unit townhouses 100 feet from the mean high water line of the Saco River and associated infrastructure including but not limited to a private access drive, underground utilities, stormwater management system, transformers, sidewalks, and retaining walls.

b. SI Development, #19-272- March 28, 2007 to commence a redevelopment project on Saco Island (5.9 acres) including 15 two-unit residential buildings, a clubhouse, boat slips, and other associated infrastructure.

RELEVANT STANDARDS OF THE ACT

§962. General performance standards

E-1. Within a strip extending 100 feet inland from the normal or mean high water line, there may be no cleared opening or openings, except for approved construction, and a well-distributed stand of vegetation must be retained. Selective cutting of no more than 40% of the trees 4 inches or more in diameter, measured at 4 1/2 feet above ground level, is allowed in any 10-year period, provided that a well-distributed stand of trees and other natural vegetation remains. [PL 1995, c. 171, §13 (NEW).]

Chapter 102. Standard Conditions of Approval.

(2)B. On waterfront property within the Saco River corridor, in order to assure that there is protection of water quality and wildlife habitat and to avoid any unreasonable visual impacts associated with development, there shall be no removal of live trees or other vegetation in the area within 75 horizontal feet of the normal or mean high water line, except as follows:

(3) Selective cutting of trees within the buffer strip may be undertaken provided that a well-distributed stand of trees and other vegetation is maintained. In no instance shall trees be removed where such removal would result in fewer than three trees in any 20 x 20 foot (400 square foot) area. Pruning of tree branches on the bottom one-third of the tree is permitted, as is the removal of dead, diseased, or storm-damaged trees if such trees create a safety hazard to persons or property. These provisions notwithstanding, in no instance shall there be removal of more than 40% of the total volume of trees four inches or more in diameter, as measured at four and a half feet above ground level, in any ten-year period.

(4) Existing vegetation under three feet in height and other groundcover shall not be removed-except to provide for a footpath as described above-or unless the applicant has applied for and received additional approval from the commission to develop access for other permitted uses requiring access to the water.

April 29, 2022

Ms. Dalyn Houser, Executive Director Saco River Corridor Commission PO Box 823 Cornish, ME 04020

Subject: Saco Harborside Factory Island East Application to remove Granite from Buffer zone

Dear Dalyn:

On behalf of the Saco Harborside team, we offer the accompanying application and information below related to a request for authorization to remove granite block/rubble from within the existing 100' setback/buffer at the Saco Harborside property. As we've previously discussed, the intent is to remove and salvage the granite blocks that were previously stockpiled on the site. These granite stockpiles are relatively haphazardly dumped and are not allowing a better opportunity for buffer growth and our proposed restoration/enhancement plan.

Removal of the granite will involve heavy equipment to reach in and pick the blocks out for resetting within the approved limits of development. The blocks appear suitable for use in forming gravity style retaining walls between and in front of the building units. We believe that the blocks can be individually moved with a large excavator or frontend loader without significantly damaging the existing trees. Some of the understory vegetation will be trampled however this will not cause a significant long-term impact to this vegetation in our opinion. Removal of the invasives in these areas is also a priority as part of our restoration plan, being prepared in cooperation with the YCSWCD. Besides removal of the granite, clean up of the garbage, trash and waste left by various trespassers will be executed at the same time. The granite pieces will be moved out of the buffer and temporarily stockpiled on the site, and ultimately put into permanent locations during the course of the building development.









This work is expected to proceed immediately upon authorization from the SRCC.

If you have any questions with the information being submitted, please contact our office.

Sincerely,

GORRILL PALMER

Stephen R. Bushey, PE Associate sbushey@gorrillpalmer.com

c: Ted Moore (Email) Bernie Saulnier (email)

Attachments:

U:\3738.01_24 Unit Townhouse-Factory Island East- Saco, MEIP Applications\Saco River CCl2022.04.29 Granite removal application\cover letter_04.29.2022_.docx

Saco GIS





City_Townline_Polygons

© OpenStreetMap (and) contributors, CC-BY-SA

City of Saco This map is for planning purposes only. The City of Saco is not responsible for the accuracy of the data within.

Saco Island Ventures, LLC

Application #19-436 SRCC Screenshots



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Sisters Inc.

Application #15-560

PROJECT DESCRIPTION

1. The applicant is seeking a permit to reconstruct and expand an existing camp and install a septic system no closer than 51 from the Little Ossipee Flowage.

SITE LOCATION/DESCRIPTION

- 2. Location: Lot #60A (Map #13), 152 Hanson Road, Waterboro, Maine.
- 3. The lot has 100 feet of frontage on the Little Ossipee Flowage.
- 4. The lot is 0.22-acres according to the existing conditions survey indicating a total lot area of 9,963 square feet. The lot is located in the Limited Residential District.
- 5. The proposed leach field for the septic system is 16 x 4 feet, setback 15 feet from the northern side of the proposed residence and 91 feet from the normal high water line.
- 6. In September 2021, the Commission approved Permit, #15-554, for the construction of a 10-foot by 10-foot expansion to the existing residence, the installation of a septic system, and the enclosure of an existing 12 x 12-foot deck. Upon inspection by Waterboro Code Enforcement, the applicant was advised to replace the entire camp to meet building code standards.
- 7. The applicant has provided a certified survey depicting the existing elevations on the property. The expansion will be constructed at the same elevation as the existing structure, at 313 feet, one foot above the base flood elevation.
- 8. The existing conditions survey clearly shows spot elevation markers.
- 9. The proposed residence is within the 30% expansion criteria and the replacement structure will be no closer to the water.

ANALYSIS

- 10. The proposed replacement camp has a footprint of 502 square feet, with a foundation of four frost piers and a slab.
- 11. The applicant proposes to replace an existing outhouse, setback 41 feet from the water, with a new subsurface wastewater disposal system.
- 12. The applicant submitted a valid HHE-200 designed by Kenneth Gardner, July 31, 2021, with several rule variances required.
 - a. Setback from property line to disposal system reduced from 10 feet to 5 feet.
 - b. Setback from Lake Arrowhead reduced from 100 feet to 91 feet.
 - c. Setback from a wetland area 82 feet.
 - d. Setback from property owner's new point well 100 feet down to 80 feet.
- 13. The lot is nonconforming as the structure does not meet the minimum setback requirement of 100 feet from the water, the aggregate limit system, or the minimum lot size requirement. Therefore, the applicant is limited to the 30% expansion standards. The current structures (including the outhouse) total 386 square feet according to the existing conditions survey provided by Stephen Everett. The proposal for a 502 square foot replacement camp indicates an expansion of 116 square feet, or 30%. The applicant proposes to remove the existing outhouse (approximately 26 square feet) and utilize the square footage toward the primary structure. The current lot coverage is 360 square feet, or 3.6% (using the 0.23-acre lot size as recorded by the deed). The proposed lot coverage is 502 square feet, or 5%.

SISTERS, INC. PAGE 2 APPLICATION #15-560

- 14. The proposed use will not unreasonably involve any of the factors enumerated in section 959-A(1)(A)-(K) of the Act.
- 15. John Boland's site visit on August 12, 2021, noted that the leach field is proposed as far from the water as possible on the small lot. The outhouse is currently functional but will be filled in and discontinued after the new system is installed. The applicant was allowed to retain the outhouse building as a tool shed and intended to move it from its current location 41 feet from the water to an area approximately 75-80 feet from the water. The applicant now proposes to remove the outhouse.
- 16. The Commission tabled the application at the August 2021 meeting pending legal counsel. The Assistant Attorney General responded that, in his opinion, the stronger interpretation is that the lot is entitled to a variance for a single-family residence as section 963 states that when a lot meets those requirements, the owner is "entitled" to a variance to create a single-family residence. It doesn't state that it is only entitled to take a different approach, that once a use is established on one of those lots, it is subject to Section 958 and it cannot be changed without complying with the Chapter 107 section 6 requirements, that could be defensible as well. If that is the approach the Commission would like to take the applicant would need to show that the proposed use will have no greater adverse impact on the rivers or lands adjacent to the use than the current existing use.
- 17. Due to the age and nature of the lots in Lake Arrowhead it is commonplace for lots to receive variances from the Maine State Plumbing Code (which are the variances required for a septic system that does not meet the state set back requirements) and variances for single-family residences, as long as all other variance criteria are met.
- 18. The applicant submitted a design plan for a replacement complete non-engineered disposal system for 180 gallons per day flow to support a one-bedroom single-family dwelling. The proposed treatment tank is a plastic Singulair 960 pre-treatment tank with a filter on the tank outlet. The disposal field is a 64 square foot, medium (2.6 SF/GPD) concrete, H-20 load proprietary device. This design plan was completed by Kenneth Gardner on July 31, 2021. The applicant proposes to install the same subsurface wastewater treatment as outlined in the original HHE-200 submitted for previous permit #15-554.
- 19. Past permitting of the property includes permit #15-007 issued in 1975 to construct a 12 x 18 ft. utility building on the property and permit #15-554 issued in September of 2021 to construct a 10 x 10-foot addition, enclose a 12 x 12-foot porch, and install a septic. The permitted activities from #15-554 were not completed due to the assessment from Waterboro code enforcement. The applicant was instructed to reconstruct the camp rather than expand the camp in its existing state.
- 20. Soils are suitable for the proposed use.



Untitled





Sisters Inc.

Application #15-560 Pictures from Applicant









Sisters Inc.

Application #15-560 SRCC Screenshots

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James and Debra Dalton

Application #19-435

PROJECT DESCRIPTION

1. The applicant is seeking a permit to tear down large portions of an existing single-family cottage and reconstruct the cottage within the same building footprint no closer than approximately 346 feet from the mean high water line of the Saco River.

SITE LOCATION/DESCRIPTION

- 2. Location: Lot #5 (Map #2), 30 Camp Ellis Avenue in Saco, Maine.
- 3. The 0.71-acre lot has approximately 166 feet of frontage on the side of the lot closest to and most nearly parallel to the Saco River, according to the SRCC Corridor Mapping Tool.
- 4. The tidal creek runs for approximately 300 feet along the western border of the lot.
- 5. The western half of the lot is within the Resource Protection District. The eastern half of the lot, closest to Camp Ellis Road, is within the General Development District. The existing cottage has a setback of approximately 110 feet from the tidal creek that follows the westerly lot line. The Resource Protection District extends inland up to 110 feet from the tidal creek; therefore, most of the project area is not within the Resource Protection District except for a small portion of the barn.
- 6. According to the SRCC's Corridor Mapping Tool, the existing cottage is setback around 346 feet from the closest point of the Saco River located to the south of the property.

ISSUES

- 7. The project area is within the 100-year floodplain; however, the applicant has provided an elevation certificate stating the proposed replacement cottage will be above base flood elevation.
- 8. The applicant states blueberry bushes are present in the southeast corner of the lot. They report eleven pine and jack pine trees located along the property line, with one oak north of the existing barn, some smaller scrub bushes on the southwest corner, and a large rhododendron near the front entrance of the existing cottage. The applicant proposes to remove two out of the eleven existing jack pine trees, as well as one white pine tree. The rhododendron would also need to be removed but will possibly be relocated, as it is a well-established plant.

RELEVANT STANDARDS OF THE ACT

 §957-C. General Development District
 Uses allowed by permit. Uses allowed within the General Development District by permit only include: I. Single-family residences; [PL 1995, c. 171, §8 (NEW).]

§958. Existing uses

Any existing building or structure or use of a building or structure lawful March 19, 1974, or on the date of any subsequent amendment of this chapter or of any regulation adopted hereunder, may continue although such a use of a structure does not conform to this chapter or the regulations adopted

JAMES AND DEBRA DALTON APPLICATION #19-435 PAGE #2

hereunder. Any existing building or structure may be repaired, maintained and improved, but an existing building, structure or nonconforming use may be extended, expanded or enlarged only by permit from the commission. A nonconforming use, other than a single family residential use, that is discontinued for any reason for a period of one year is deemed abandoned and may not be resumed thereafter except in compliance with the requirements of this chapter. [PL 1995, c. 171, §9 (AMD).]

ANALYSIS

- 9. The proposed replacement cottage would have a post foundation, with a length of 37.5 feet and a width of 30 feet. The proposed single-family cottage would have outside dimensions of 37.5 by 31 feet, at 27 feet in height.
- 10. The existing cottage is 20.2 feet from Camp Ellis Road and 110 feet from the tidal creek on the western border of the property.
- 11. The applicant additionally proposes a driveway made of permeable pavers. The dimensions of the driveway are approximately 45 feet in length and 15 feet wide.
- 12. According to the City of Saco's tax assessment records, the existing cabin was built in 1880, with the barn built in 1961. There was no past permitting found.
- 13. Though no work is proposed to the barn as part of this application, phase three of the project includes converting the barn into living space.

James and Debra Dalton

Application #19-435

Site Plans



This plan is not valid without the signature and embossed

Middle Branch, LLC Professional Land Surveyors

Date:





Zoning:

B-5 - Marine Business and Residential District Minimum Lot Area: 7,500 sq. ft. (sewered) 40,000 sq. ft. (unsewered) Minimum Street Frontage: 50' Minimum Depth of Front Yard: 15' Minimum Width of Side and Rear Yard: 10' Maximum Height: 35' Maximum Lot Coverage: 40% (70% of portion within Shoreland Zone) Minimum Setback to Maximum Spring High Tide: 75' Saco River Overlay / Shoreland Zone / Resource Protection District

Progress Print

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SCHEMATIC DESIGN NOT FOR CONSTRUCTION

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30 Camp Ellis Ave. Saco ME 04072 Debra and Jim Dalton

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GENERAL NOTES:

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#DrgID 🔫 #LayID

#DrgID

#DrgID

Above

Area Drain

Adjustable

Bottom of

Cabinet

Cast in Place

10'-0"

-

1. Contractor will review all drawings and specifications and confirm any unclear Information with the Architect before proceeding. Sheets are not to be separated when distributed to subcontractors in order to maintain contextual information.

2. Contractor is responsible for the construction of a complete weather tight building within the scope of the construction documents. If contractor feels conformance with the construction documents is in conflict with this goal he shall discuss conflicts with Architect.

3. Contractor is responsible for coordinating and supervising all sub-contractors. Workmanship standards shall be those generally accepted for high-end construction. Contractor warranties all work for a minimum of one year from final completion of job. Other explicit warranties may be in addition to above.

Dalton Residence 30 Camp Ellis Ave. Saco ME 04072

PRINCIPAL ARCHITECT: Caleb Johnson Studio 110 Exchange Street, Portland ME 04101 207-283-8777

OWNER: Debra and Jim Dalton

Design Director:

David Morris david@calebjohnsonstudio.com 207-283-8777

Project Architect: Bud Angst bud@calebjohnsonstudio.com 207-699-4621



3D VIEW OF FRONT



3D VIEW OF REAR

PHOTOS OF EXISTING PROPERTY



EXISTING F	RONT
------------	------

- - - - - PROPERTY LINE _____ STORY ELEVATION ____ · ___ · ____ FLOOR HEIGHT GRID LINE BUILDING SECTION MARKER -Drawing Number -Sheet Number WALL SECTION MARKER —Drawing Number -Sheet Number ELEVATION MARKER -Drawing Number -Sheet Number DETAIL MARKER -Drawing Number -Sheet Number INTERIOR ELEVATION MARKER -Sheet Number DIMENSION LINE **∀** 3'-10^{1/2"} **∀**

> CEILINGS Height above reference floor

BREAK LINE

- Tagged Fixture $\langle XX-1 \rangle$ --Tagged Fixture -EQUIPMENT TAG XXX-1 -(XX-1)**-**FINISH TAG Surface Material

PROJECT TAGS Refer to Schedules

t X

-Doc

-DOOR TAG

ROOM MARKER 202 Room Number 1 sq ft_____Net Interior Area

MATERIAL LEGEND

Bric	k - Elevation
Bric	k - Section
Cor	ncrete - Block
	ncrete - CIP
Ear	th
Gra	vel
Gyr	osum
Insi	ulation - Batt
Insu	ulation - Rigid
Met	tal - Aluminum
Met	tal - Steel
Not	in Contract

Plywood Vegetation

Wood - End Grain

	RCP REQ RM	Reflected Ceiling Plan Required Room
nel	SIM SPEC SPK SS STC STL STRUCT	Similar Specified or Specification Sprinkler Stainless Steel Sound Transmission Coefficient Steel Structural
binet	TELE TO TOS TOFF TYP	Telephone Top of Top of Slab/Structure Top of Finish Floor Typical
	UNO	Unless Noted Otherwise
	VIF	Verify in Field
	W/ WD	With

COMMON ABBREVIATIONS Height Hollow Metal ΗT Acoustic Ceiling Tile HM HORIZ Horizontal HWH Hot Water Heater Above Finished Floor IBC International Building Code ID Inside Diameter IECC International Energy Conservation Code INSUL Insulation INT Interior IRC International Residential Code MAX Maximum MECH Mechanical MIN Minimum Code Enforcement Officer MISC Misc Masonry Opening Contractor Furnished, MO MTL Contractor Installed Metal MUBEC Maine Uniform Building and Energy Code

Contractor CLG Ceiling CLR Clear CMU Concrete M COL Column CONC Concrete CONT Continuous CPT Carpet CT Ceramic Ti CT Ceramic Ti Concrete Masonry Unit Continuous Carpet Ceramic Tile

CTR Center DBL DIA DIM(S) DN DR DW Double Diameter Dimension(s) Down Door Dishwasher DWG Drawing Each EL ELEC ELEV EOS EQ ETR Elevation Electrical Elevator

Edge of Slab Equal Existing to Remain EQUIP Equipment EXT Exterior Fire Alarm Fire Annunciator Par Floor Drain

Fire Extinguisher Fire Extinguisher Ca Fire Hydrant Floor Feet

Gauge Gallon Galvanized Glass Gypsum Board Gypsum Wall Board

NIC Not in Contract

OFCI Owner Furnished,

PCC Pre-Cast Concrete

Plywood

Rubber

Contractor Installed

Paint Pressure-Treated

Pounds per square foot

Pounds per square inch

OC On Center

PLUMB Plumbing

PLY PNT

PT

PSF

PSI

RBR

16 Fostoria St. Highland Falls, NY 10928 Debra: 845-548-0436 Jim: 845-596-5214

CONTRACTOR: Woodhull of Maine 110 Exchange Street, Portland ME 04101 207-283-8777

Director of Construction: Peter Floeckher peter@woodhullofmaine.com 207-420-1525

EXISTING LIVING ROOM



EXISTING KITCHEN

PROJECT NARRATIVE

The Owners are looking to convert and expand a current seasonal home/camp into a three-season home (Phase I) and, eventually, to a four-season home (Phase II) with the potential to renovate the existing barn into living space (Phase III). The main house will be lifted to meet the requirements of the preliminary FEMA flood maps and converted into a 3+ bedroom, 2 bathroom house, with a screen porch and open porch facing the water.

SHEET INDEX

GENERAL DRAWINGS

G-000	COVER SHEET
G-001	CODE ANALYSIS & LIFE SA
G-002	BOUNDARY SURVEY

SCHEMATIC DRAWINGS

EX-101 EXISTING FLOOR PLANS D-101 DEMO PLAN - 1ST FLOOR A-001 ARCHITECTURAL SITE PLAN A-101 PROPOSED FLOOR PLANS A-102 PROPOSED FLOOR PLANS A-103 PROPOSED FURNITURE P... A-201 ELEVATIONS A-301 BUILDING SECTIONS A-602 WINDOW, DOOR AND HAR.. A-900 3D REPRESENTATIONS







EXISTING 2ND FLOOR HALL



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3 EXISTING ROOF PLAN SCALE: 1/4" = 1'-0"

2

EXISTING SECOND FLOOR PLAN SCALE: 1/4" = 1'-0"











 $\overline{}$ 10











BARN



GENERAL NOTES: 1. CONSTRUCTION IS PROPOSED TO BEGIN SPRING 2021 PENDING A FULL NRPA REVIEW AND APPROVAL BY THE MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP), AND REVIEW AND APPROVAL OF THE SACO RIVER CORRIDOR COMMISSION (CEPCO) COMMISSION (SRCC). **2.** BASIS OF DESIGNS FOR MECHANICAL SYSTEMS WILL BE DUCT-LESS HEAT PUMPS. **3.** EXISTING HOUSE TO BE LIFTED 3'-0" ABOVE CURRENT ELEVATION TO MEET PROPOSED FEMA FLOOD MAP DESIGNATIONS.



 $\overline{}$ 0 $\overline{}$ 4



PROPOSED ROOF PLAN SCALE: 1/4" = 1'-0" 2



4

4

—8'-1^{1/2}"——

3 A-201

 \bigcirc^{z}

5

PROPOSED SECOND FLOOR PLAN SCALE: 1/4" = 1'-0"



SCHEMATIC DESIGN NOT FOR CONSTRUCTION





siden Dalton Res 30 Camp Ellis Av

> 02 $\overline{}$ 4





2 PROPOSED SECOND FLOOR FURNITURE PLAN 2 SCALE: 1/4" = 1'-0"







PROPOSED FIRST FLOOR FURNITURE PLAN SCALE: 1/4" = 1'-0"













[№] 217









+18'-8" 3 ROOF

+9'-4" 2 2ND FLOOR

TYP. EXTERIOR WALL ASSEMBLY: - CLAPBOARDS, MATERIAL TBD. 2 COATS SEMI-SOLID STAIN. - 1x VERTICAL STRAPPING - HENRY BLUE SKIN WRB - 1/2" PLYWOOD SHEATHING - EXISTING WALL FRAMING - INFILL FRAMING W/ CLOSED CELL SPRAY FOAM (MIN. R-18) - 1/2" GWB, PAINTED FINISH

±0" 1 1ST FLOOR

CROSS SECTION SCALE: 1/2" = 1'-0"



Element ID	A
Elevation (Nominal Dims)	<i>x</i> 7'-3" <i>x x x y y y y y y y y y y</i>
Window Type	TRIPLE CASEMENT
Nominal W x H Size	7'-3"×4'-6"



	G1	4.0"	G2	* 4'-0'' *		2'-5' 2'-5'		J1	~		CALEB JOHNSON STUDIO STUDIO 207 283 8777 calebjohnsonstudio.com
					<u>+ 2'-4''</u>	Ł	<u>+ 7'</u>	-3"	<u> </u>		
C	CASEMENT				CASEMEN	r	DOUBL				7
	OW SCHEDU	ILE Description		QTY	Width	Height	Manufact	urer Sill Height		Notes	
A	TRIPLE CA	SEMENT		1	7'-3"	4'-6"	TBD	2'-6"			
A	TRIPLE CA	SEMENT		1	7'-3"	4'-6"	TBD	2'-0 ^{1/4} "			
B1 B2		ASEMENT ASEMENT		2	4'-9"	4'-6"		2'-6"			- \Second Second -
C	CASEMEN	T		1	2'-0"	3'-10"	твр	3'-2"			
D	TRIPLE CA	SEMENT		2	7'-3"	3'-10"	TBD	3'-2"			
E	CASEMEN	Т		1	2'-3"	3'-6"	TBD	3'-6"			
F1	CASEMEN	Т		2	2'-10"	4'-0"	TBD	3'-0"			
F2		Т		1	2'-10"	4'-0"	TBD	2'-0"			
G2	CASEMEN	' Т		1	2'-4"	4'-0"	TBD	-2'-4 ^{3/4} "			
н	CASEMEN	Т		1	2'-4"	2'-5"	TBD	8"			
J1	DOUBLE FI	IXED		1	7'-3"	2'-0"	TBD	0"	FACTORY	MULL TO J2	
				16							
ominal W	x H Size	Door Material	Glazin	g Fr	ame Material	Door/Frame	Finish Hard	lware		Notes	
4"×7'-0"	s	OLID CORE W	D								
8"×7'-0"	s	SOLID CORE W	D								_
.0"×7'-0" .6"×7'-0"	s										-
6"×7'-0"	s	OLID CORE W	D								-
6"×7'-0"	s	OLID CORE W	D								
10"×7'-0"	A	LUM. CLAD WI	>								
6"×7'-0"	A	LUM. CLAD WI									_
8"×7'-0"	A										-
8"×6'-8"	s	OLID CORE W	D								
6"×6'-8"	s	OLID CORE W	D								-
8"×6'-8"	s	OLID CORE W	D								
8"×6'-8"	s	SOLID CORE W	D								_
4"×6'-8"	s										
											IN I
10	6B		107	I		201		201A		202	CJS PROJECT I BUD ANGST DATE OF ISSUE 10/26/20 PROJECT STAT SD
Flu	ısh		Flus	h		Flus	n	Flush		Flush	
	\rightarrow										Ce ME 04072
2'-6">	×7'-0"		2'-6"×7	"-0"		2'-8"×6	'-8"	2'-6"×6'-8"	•	2'-8"×6'-8"	len. Saco ⊃n

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		4-0"	<u><u></u> </u>	¥		5-5"				CALEB
	ł	<u>2'-4''</u>			2' 4"			2.0		
				-	<u>+ 2-4</u>	*	¥ 7'-:	3"	_	
	(2'-4"×4'-0"	2'-4"×4'-0	"	2'-4"×2'-5	"		:2'-0"	-	Ζ
		DW SCHEDULE	scription	QTY	Width	Height	Manufactu	rer Sill Height	Notes	
	A	TRIPLE CASEME	ENT	1	7'-3"	4'-6"	TBD	2'-6"		[] [] [] [] [] [] [] [] [] [] [] [] []
	A	TRIPLE CASEME	ENT	1	7'-3"	4'-6"	TBD	2'-0 ^{1/4} "		
	B1	DOUBLE CASEM	IENT	2	4'-9"	4'-6"	TBD	2'-6"		
	B2	DOUBLE CASEM	1ENT	1	4'-9"	4'-6"	TBD	2'-0"		₩ ₩
	С	CASEMENT		1	2'-0"	3'-10"	TBD	3'-2"		_ □ Ĕ
	D		INT	2	7'-3"	3'-10"	TBD	3'-2"		
	E E1			1	2'-3"	3'-6"		3'-6"		
	F1			1	2'-10"	4'-0"	TBD	2'-0"		
	G1	CASEMENT		1	2'-4"	4'-0"	TBD	2'-0"		
	G2	CASEMENT		1	2'-4"	4'-0"	TBD	-2'-4 ^{3/4} "		
	н	CASEMENT		1	2'-4"	2'-5"	TBD	8"		
	J1	DOUBLE FIXED		1	7'-3"	2'-0"	TBD	0"	FACTORY MULL TO J2	
				16						
N	ominal W	x H Size Doc	r Material Gla	zing	Frame Material	Door/Frame	e Finish Hard	ware	Notes	
.'	4"×7'-0"	SOLID	CORE WD							
!'-	8"×7'-0"	SOLID	CORE WD							
!'-	0"×7'-0"	SOLID	CORE WD							
!'-	6"×7'-0"	SOLID	CORE WD							
!'-	6"×7'-0"	SOLID	CORE WD							_
:'-I	6"×7'-0"	SOLID								
: ::	10"×7'-0"	ALUM.								_
	8"×7'-0"	ALUM.	CLAD WD							
.'	4"×7'-0"	ALUM.	CLAD WD							_
.'-i	8"×6'-8"	SOLID	CORE WD							_
	6"×6'-8"	SOLID	CORE WD							-
! ' -i	8"×6'-8"	SOLID	CORE WD							
:'-	8"×6'-8"	SOLID	CORE WD							
.'	4"×6'-8"	SOLID	CORE WD							
.'-	8"×6'-8"	SOLID	CORE WD							— <u> </u>
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	10	6B	1	07		201		201A	202	CJSP BUDA DATE 10/26/
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	_ •	-		-		_ 0 0	-			

	E		F1	F2		G1		G2	H		J1		-		ST ST
+ + 3'-10'' +	2'-3"		2'-10"	2'-10"	↓ ↓	- 		2'-4"		2-5" +					CALEB JOHN
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	2'-3"×3'-6"		2'-10"×4'-0"	2'-10"×4'-	0"	2'-4"×4'-0'	' 2	2'-4"×4'-0"	2'-4"×2'-5	1	7'-3"×2'-0"				
							DULE								
						ID	Description	Q	TY Width	Height	Manufacturer	Sill Height		Notes	
						A TRIPLE	CASEMENT	1	7'-3"	4'-6"	TBD	2'-6"			
						A TRIPLE		1	7'-3"	4'-6"	TBD	2'-0 ^{1/4} "			
						B1 DOUBLE		2	4'-9" 	4'-6"		2'-6"			
						C CASEME	ENT	1	2'-0"	3'-10"	TBD	3'-2"			
						D TRIPLE	CASEMENT	2	7'-3"	3'-10"	TBD	3'-2"			
						E CASEME	ENT	1	2'-3"	3'-6"	TBD	3'-6"			
						F1 CASEME	INT	2	2'-10"	4'-0"	TBD	3'-0"			
						F2 CASEME	ENT	1	2'-10"	4'-0"	TBD	2'-0"			
						G1 CASEME		1	2'-4"	4'-0"		2'-0"			
						H CASEME	INT	1	2'-4"	2'-5"	TBD	8"			_
						J1 DOUBLE	FIXED	1	7'-3"	2'-0"	TBD	0"	FACTORY M	IULL TO J2	_
								16							
DOOR SC	HEDULE														
Story	ID L	ocation		Door Panel	Qty	Nominal W x H Size	Door Material	Glazing	Frame Material	Door/Frame I	Finish Hardware			Notes	
1ST FLOO				Flush	1	2'_4"×7'_0"									7
	105			Flush	1 2	2'-4"×7'-0"	SOLID CORE WD								-
	105A II	NTERIOR		Flush	1 2	2'-0"×7'-0"	SOLID CORE WD								-
	106A II	NTERIOR		Flush	1 2	2'-6"×7'-0"	SOLID CORE WD								-
	106B II	NTERIOR		Flush	1 2	2'-6"×7'-0"	SOLID CORE WD								
	107 IN	NTERIOR		Flush	1 2	2'-6"×7'-0"	SOLID CORE WD								
	E101 E	XTERIOR		Custom Door Leaf	1 2	2'-10"×7'-0"	ALUM. CLAD WD								_
	E102 E			No Grid	1 5	5'-6"×7'-0"	ALUM. CLAD WD								_
	E107 E			Flush	1 2	2'-8"×7'-0"	ALUM. CLAD WD								_
					10	∟ -¬ ^/ *∪									
2ND FLO				Fluch	1	0' 0"~6' 0"									7
	201A			Flush		2'-6"×6'-8"	SOLID CORE WD								
	202 IN	NTERIOR		Flush		2'-8"×6'-8"	SOLID CORE WD								-
	202A II	NTERIOR		Flush	1 2	2'-8"×6'-8"	SOLID CORE WD								-
	203 IN			Flush	1 2	2'-4"×6'-8"	SOLID CORE WD								
	204 IN	NTERIOR		Flush	1 2	2'-8"×6'-8"	SOLID CORE WD								
					6 16										
															Cojec Jost Jest J
	105	Δ	10	64		106B		107		201		201A		202	UD AN 0/26/20
	Flus	sh	Flu	ish		Flush		Flush		Flush		Flush		Flush	
															E 04072
															DCe o ME
	2'-0"×7	7'-0"	2'-6"×	<7'-0"		2'-6"×7'-0"		2'-6"×7'-0'	'	2'-8"×6'-	-8"	2'-6"×6'-8"		2'-8"×6'-8"	Saci

DOOR TYPES					
ID	101	105	105A	106A	1068
TYPE	Flush	Flush	Flush	Flush	Flus
VIEW					
DIMENSIONS	2'-4"×7'-0"	2'-8"×7'-0"	2'-0"×7'-0"	2'-6"×7'-0"	2'-6"×7
NOTES					
DOOR TYPES					
ID	202A	203	204	E101	E102
TYPE	Flush	Flush	Flush	Custom Door Leaf	No Gr
VIEW					
DIMENSIONS	2'-8"×6'-8"	2'-4"×6'-8"	2'-8"×6'-8"	2'-10"×7'-0"	5'-6"×7
NOTES					









RENT.pln /30







3D VIEW OF REAR



CALEB

James and Debra Dalton

Application #19-435 Applicant Submitted Pictures



FRONT VIEW FACING WEST



REAR VIEW FACING EAST



SIDE VIEW FACING SOUTH WEST





U.S. DEPARTMENT OF HOMELAND SECURITY Federal Emergency Management Agency National Flood Insurance Program

OMB No. 1660-0008 Expiration Date: November 30, 2018

ELEVATION CERTIFICATE Important: Follow the instructions on pages 1–9.

Copy all pages of this Elevation Certificate and all attachments for (1) community official. (2) insurance agent/company, and (3) building owner.

	SECT	ION A - PROPERTY	INFORM	MATION		FOR INSU	RANCE COMPANY USE
A1. Building Owne Estate Of Sally-Anr	r's Name n Freeman-Ha	awks				Policy Num	ber:
A2. Building Street Box No.	IAIC Number:						
City				State		ZIP Code	
Saco				Maine		04072	
A3. Property Desc Saco Assessor's M	ription (Lot ar ap 2; Lot 5	nd Block Numbers, Ta	x Parcel	Number, Leç	gal Description, e	tc.)	
A4. Building Use (e.g., Residen	tial, Non-Residential,	Addition,	Accessory, e	etc.) Resident	ial	
A5. Latitude/Longi	tude: Lat. 43	3°27'54.1"N	Long. 70)°23'07.0"W	Horizont	al Datum: 🗌 NAD	1927 🔀 NAD 1983
A6. Attach at least	2 photograp	hs of the building if the	e Certific	ate is being u	sed to obtain flo	od insurance.	
A7. Building Diagr	am Number	5					
A8. For a building	with a crawls	pace or enclosure(s):					
a) Square foo	tage of crawls	space or enclosure(s)			sq ft		
b) Number of	permanent flo	ood openings in the cr	awlspace	e or enclosure	e(s) within 1.0 for	ot above adjacent gr	ade 0
c) Total net ar	ea of flood or	penings in A8 b		sa in	1		
d) Engineeroo			1	09.			
a) Engineered			10				
A9. For a building	with an attach	ned garage:					
a) Square foo	tage of attach	ied garage		sq ft			
b) Number of	permanent flo	ood openings in the at	tached g	arage within	1.0 foot above a	ljacent grade 0	
c) Total net ar	ea of flood op	penings in A9.b		sq	in		
d) Engineered	flood openin	gs? 🗌 Yes 🗌 N	10				
	SE	ECTION B - FLOOD	INSURA	NCE RATE	MAP (FIRM) IN	FORMATION	
B1. NFIP Commur Saco 230155	nity Name & C	Community Number		B2. County York	Name		B3. State Maine
B4. Map/Panel Number	B5. Suffix	B6. FIRM Index Date	B7. FIF Eff Re	RM Panel ective/ vised Date 2006	B8. Flood Zone(s) AE	B9. Base Flood (Zone AO, u	Elevation(s) se Base Flood Depth)
0103						1254	
B10. Indicate the	source of the	Base Flood Elevation	(BFE) d mined	ata or base fl	ood depth entere	ed in Item B9:	
B11. Indicate elev	ation datum	used for BFE in Item E	39: 🗙 N	IGVD 1929	NAVD 1988	Other/Source	:
B12. Is the buildir	ng located in a	a Coastal Barrier Reso	ources S	ystem (CBRS	6) area or Otherv	vise Protected Area	(OPA)? 🗌 Yes 🔀 No
Designation	Date:		CBRS				
EEMA Form 086-0-3	3 (7/15)	F	Replaces	all previous	editions.		Form Page 1 of
	- ()		a muuni ka e	••••••••••••••••••••••••••••••••••••••			227

ELEVATION CERTIFICATE	OMB No. 1660-0008 Expiration Date: November 30, 2018				
MPORTANT: In these spaces, copy the	om Section A.	FOR INSURANCE COMPANY USE			
Building Street Address (including Apt., U 30 Camp Ellis Avenue	nit, Suite, and/or Bldg. No.) or P.(O. Route and Box No.	Policy Nu	imber:	
City	State	ZIP Code	Company	NAIC Number	
Saco	Maine	04072			
SECTION C -	BUILDING ELEVATION INFO	RMATION (SURVEY F	REQUIRED)	
 C1. Building elevations are based on: *A new Elevation Certificate will be C2. Elevations – Zones A1–A30, AE, Al Complete Items C2.a–h below accor Bonehmark Ittilized: BM12 230155 	Construction Drawings* [required when construction of the H, A (with BFE), VE, V1–V30, V (ording to the building diagram spe	Building Under Const e building is complete. (with BFE), AR, AR/A, AF ecified in Item A7. In Pue	ruction* [2 R/AE, AR/A1 rto Rico only	✓ Finished Construction I−A30, AR/AH, AR/AO. y, enter meters.	
Indicate elevation datum used for th	venical litera a) through l	h) bolow			
Indicate elevation datum used for th	le elevations in items a) through i	n) below.			
Datum used for building elevations	must be the same as that used for	or the BFE.			
		a .		the measurement used.	
a) Top of bottom floor (including ba	asement, crawlspace, or enclosur	e floor)	12.55		
b) Top of the next higher floor			21.88		
c) Bottom of the lowest horizontal s	structural member (V Zones only))	L	feet meters	
d) Attached garage (top of slab)				feet meters	
 e) Lowest elevation of machinery of (Describe type of equipment and the second s	or equipment servicing the buildin d location in Comments)		8.40	K feet meters	
f) Lowest adjacent (finished) grade	e next to building (LAG)	marco and a second s	6.92	🖌 feet 🗌 meters	
a) Highest adjacent (finished) grad	le next to building (HAG)		10.21	K feet meters	
h) I owest adjacent grade at lowes	t elevation of deck or stairs. inclu	dina	1 7 2 5		
structural support			6./3	K feet meters	
SECTION D	- SURVEYOR, ENGINEER, O	R ARCHITECT CERTI	FICATION		
This certification is to be signed and sea I certify that the information on this Cert statement may be punishable by fine or	aled by a land surveyor, engineer ificate represents my best efforts imprisonment under 18 U.S. Coo	, or architect authorized to interpret the data availate, Section 1001.	by law to ce ilable. I unde	rtify elevation information. erstand that any false	
Were latitude and longitude in Section A	A provided by a licensed land surv	veyor? 🖄 Yes 🗀 No		neck here if attachments.	
Certifier's Name Brad R. Lodge	License Numb 2057	ber	τ.	OF MAIN	
Title				A Thomas and a start of the	
Owner				Place	
Company Name Middle Branch, LLC	-			BRADGE *	
Address 1A Depot Street, P.O. Box 618				AND SECON	
City Alfred	State Maine	ZIP Code 04002		Mun and annum	
	/ Doto	Tolophone	 Evt		
Signature	07-16-2017	(207) 324-8712			
Copy all pages of this Elevation Certificat	e and all attachments for (1) comm	nunity official, (2) insuranc	e agent/com	pany, and (3) building owner	
Comments (including type of equipment	and location, per C2(e), if applic	able)			
Hot water tank is located in the area be	low the first floor				
FEMA Form 086-0-33 (7/15)	Replaces all previou	us editions.		Form Page 2 of	

ELEVATION CERTIFICATE			OMB No. 1660- Expiration Date	0008 : November 30, 2018
MPORTANT: In these spaces, copy the corresp	ponding information	on from Section A.	FOR INSURA	NCE COMPANY USE
Building Street Address (including Apt., Unit, Suite 30 Camp Ellis Avenue	and/or Bldg. No.)	or P.O. Route and Box No.	Policy Number	
City	State	ZIP Code	Company NAI	C Number
Saco	Maine	04072		
SECTION E – BUILDIN FOR 2	G ELEVATION IN ZONE AO AND ZO	FORMATION (SURVEY N ONE A (WITHOUT BFE)	IOT REQUIRED)	
For Zones AO and A (without BFE), complete Iten complete Sections A, B,and C. For Items E1–E4, enter meters.	ns E1–E5. If the Ce use natural grade, i	rtificate is intended to supp if available. Check the meas	ort a LOMA or LOM surement used. In P	R-F request, uerto Rico only,
 E1. Provide elevation information for the following the highest adjacent grade (HAG) and the low a) Top of bottom floor (including basement. 	and check the appresent adjacent grade	propriate boxes to show whee (LAG).	ether the elevation is	above or below
crawlspace, or enclosure) is	1 <u></u>	feet [] m	neters 🗌 above o	r 🗌 below-the HAG.
b) Top of bottom floor (including basement, crawlspace, or enclosure) is	1	feet m	neters 🗌 above o	r 🗌 below the LAG.
E2. For Building Diagrams 6-9 with permanent fl	ood openings provi	ded in Section A Items 8 an	d/or 9 (see pages 1	-2 of Instructions),
the next higher floor (elevation C2.b in the diagrams) of the building is		feet 🗌 m	neters 🗌 above o	r Delow the HAG.
E3. Attached garage (top of slab) is	Same and the second second second	feet 🗌 m	neters 🗌 above o	r Delow the HAG.
E4. Top of platform of machinery and/or equipme servicing the building is	nt	feet m	neters 🗌 above o	r 🗌 below the HAG.
E5. Zone AO only: If no flood depth number is av floodplain management ordinance?	ailable, is the top o	f the bottom floor elevated i known. The local official m	n accordance with thus the theory of the second s	ne community's nation in Section G.
SECTION F - PROPERTY	OWNER (OR OW	NER'S REPRESENTATIVE) CERTIFICATION	
The property owner or owner's authorized represe community-issued BFE) or Zone AO must sign he	entative who complete statements	etes Sections A, B, and E fo in Sections A, B, and E are	or Zone A (without a correct to the best	FEMA-issued or of my knowledge.
Property Owner or Owner's Authorized Represen Brad R. Lodge, PLS	tative's Name			
Address		City	State	ZIP Code
1A Depot Street, P.O. Box 618		Alfred Date	Telephone	04002
Signature Buck forge		07-16-2017	(207) 324-8712	
Comments	The area heneat	first floor is natural around	(sand) with irregula	ar elevation sloping
from highest adjacent grade to lowest adjacent gr	rade, and is partially	y enclosed with wooden ski	rting.	ar elevation sloping

30 CAMP ELLIS AVE

Location	30 CAMP ELLIS AVE	Mblu	002/ / 005/ 000/000
Acct#	F2146R	Owner	DALTON JAMES B
Assessment	\$298,700	PID	70
Building Count	1	User Field 4	
User Field 5		topoTopography	,River Overlay,Shore Overlay
Utility	Public Sewer, Public Water	Location	River Front

Street/Road

Current Value

Assessment						
Valuation Year	Improvements	Land	Total			
2021	\$79,700	\$219,000	\$298,700			

Owner of Record

Owner	DALTON JAMES B	Sale Price	\$326,000
Co-Owner	DALTON DEBRA R	Certificate	
Address	16 FOSTORIA ST	Book & Page	17531/0786
	HIGHLAND FALLS, NY 10928	Sale Date	08/01/2017
		Instrument	205

Ownership History

Ownership History								
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date			
DALTON JAMES B	\$326,000		17531/0786	205	08/01/2017			
ESTATE OF SALLY ANN FREEMAN-HAWKS	\$0		17337/0563	DE	10/07/2016			
JOHNSON-HAWKS INVESTMENT TRUST	\$0		17337/0565	1N	09/27/2016			
FREEMAN SALLY A	\$0		7131/0305		06/25/1994			

Building Information

Year Built:	1880				
Living Area:	742				
Replacement Cost:	\$96,08	35			
Building Percent Good:	70				
Replacement Cost					
	\$67,30				
В	uilding	Attributes			
Field		Description			
Style:		Conventional			
Model		Residential			
Grade:		MINIMUM			
Stories:		1 1/2 Stories			
Occupancy		1			
Exterior Wall 1		Clapboard			
Exterior Wall 2					
Roof Structure:		Gable/Hip			
Roof Cover		Asph/F Gls/Cmp			
Interior Wall 1		Wall Brd/Wood			
Interior Wall 2					
Interior FIr 1		Pine/Soft Wood			
Interior FIr 2		Hardwood			
Heat Fuel		Oil			
Heat Type:		Forced Air-Duc			
АС Туре:		None			
Total Bedrooms:		3 Bedrooms			
Total Bthrms:		1			
Total Half Baths:		0			
Total Xtra Fixtrs:					
Total Rooms:		6 Rooms			
Bath Style:		Average			
Kitchen Style:		Average			
Num Kitchens		01			
Cndtn					
Num Park					
Fireplaces					
Fndtn Cndtn					
Basement					

Building Photo



(https://images.vgsi.com/photos/SacoMEPhotos//\00\00\54.jpg)

Building Layout



(ParcelSketch.ashx?pid=70&bid=70)

	Building Sub-Areas (sq ft)					
Code	ode Description		Living Area			
BAS	First Floor	521	521			
FHS	Half Story, Finished	441	221			
FSP	Porch, Screen, Finished	552	0			
		1,514	742			

Extra reatures

Extra Features Leg					
Code	Description	Size	Value	Bldg #	
FPL2	FP 1- 1/2 S	1.00 UNITS	\$4,400	1	

Land

Land Use		Land Line Valuation		
Use Code	1010	Size (Acres)	0.22	
Description	SINGLE FAM MDL-01	Frontage		
Zone	B-5	Depth		
Neighborhood	501	Assessed Value	\$219,000	
Alt Land Appr	No			
Category				

Outbuildings

Outbuildings <u>Lege</u>							
Code	Code Description Sub Code		Sub Description	Size	Value	Bldg #	
FGR4	W/LOFT-AVG			440.00 S.F	\$8,000	1	

Valuation History

Assessment								
Valuation Year	Improvements	Land	Total					
2020	\$74,400	\$197,800	\$272,200					
2019	\$74,400	\$197,800	\$272,200					
2018	\$74,400	\$194,200	\$268,600					
2017	\$69,100	\$176,600	\$245,700					

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Parcel Information

curcer internation											
Mblu:	002/	005/ 000/000	Account Number:	F2146R	Primary Use:	1010	Living Area:	742.00	\$sf/ Liv/Gba:	402.56	
Alt Parcel ID:			Owners Name:	DALTON JAMES B	Parcel Name:		Year Built:	1880	Condition:		
Internal ID:	70		Location:	30 CAMP ELLIS AVE	Total Assessed Parcel Val	\$298,700	Land Acres:	.219995	Work In Progress:	0	
Base Rate Values											→ 4 ×
Value Source	С			Living Area/GBA 742			RCN \$96,08	5			Regression \$0
Primary Bldg Use	1010			Effective Area 880			Bldg % Good 70.00				Income \$0
Building Style	06			Size Adj Factor 1.375			RCNLD \$67,30	0			Contraction of the second
									Bldg+xf R	cn For All Bldgs	\$102,385.00
									Building	#:	• of 1
Outbuildings											
Code Sub D	escription	Sub Type Desc UO	M Units Unit Price Yr Blt Dep.	% Gd Grade RCN	Meas, 1 Meas, 2 Comment A	ssessed Value Override				•	22
FGR4 W	V/LOFT-AVG	S.F	440.00 \$28.00 1961 0.00	65 12,320.00		8,000.00				2.	33

- 4 ×

James and Debra Dalton

Application #19-435 SRCC Screenshots



► □ ×

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SRCC_Maps - January 2020

with Web AppBuilder for ArcGIS

Saco River Corridor Commission RCAP Solutions, Inc





Steven Brown

Application #04-121

PROJECT DESCRIPTION

1. The applicant is seeking a permit to demolish an existing cabin and rebuild a single-family residence with an attached garage no closer than 56 feet setback from the normal high water line of the Saco River in Hiram.

SITE LOCATION/DESCRIPTION

- 2. Location: Lot #1 (Map #R9), 1125 River Road in Hiram, Maine.
- 3. The 0.31-acre lot has approximately 98 feet of river frontage on the lot.
- 4. This property is located within the Limited Residential District.
- 5. The proposed residence has a setback of 33 feet from River Road according to a submitted site plan. The Hiram CEO measured the setback to be 42 feet from the centerline of River Road.
- 6. The lot and residence are nonconforming as the residence does not meet the 500-foot aggregate limit system, the minimum setback requirement for a building, or the minimum lot size. However, the cabin was constructed prior to the establishment of the Saco River Corridor Act.
- 7. The lot is primarily within the 100-year floodplain, though the parking area, dirt driveway, and a small part of the existing cabin are not. The applicant provided a certified document dated April 14, 2022, from Steve Everett, land surveyor, that located the base flood elevation and proposes to construct the first floor of the structure above the flood elevation.

ISSUES

- 8. The existing cabin is 51 x 22 feet, according to measurements confirmed by the Hiram CEO, including an attached porch of 12 x 10 feet on the side of the residence facing River Road. The existing stairs leading off the porch are approximately 7 x 3 feet. The existing cabin is setback approximately 52 feet from the closest point of the normal high water line of the Saco River, confirmed on site by John Boland and Dan Hester on April 15, 2021, in consideration of the prior permit application.
- 9. The proposed replacement residence is 48 x 24 feet with a 20 x 16-foot attached garage. The proposed residence has a height of 20 feet. A concrete foundation is proposed according to engineered plans that include floodproofing measures.
- 10. The Rules Committee determined the application should be processed through an entitlement variance for a single-family residence as a lot of record, established before the Saco River Corridor Act.
- 11. On March 9, 2022, The Rules Committee recommended a change in the orientation of the proposed cabin to meet the setback requirements to the greatest practical extent. Given that the lot is almost entirely in the floodplain, the Rules Committee requested an elevation certificate.
- 12. The structure cannot be turned to be parallel with the road as the Rule Committee discussed due to the presence of the existing septic system and well.
- 13. The 0.31-acre lot is 13,504 square feet. The existing lot coverage is 8.7% (including an existing shed). The proposed lot coverage is 11.1% and meets the 15% lot coverage requirements. The proposed change in the footprint of the structure (excluding the existing shed) is from 1,143 square feet to 1,472 square feet, reflecting a 329 square foot or 28.8% increase.
- 14. Three-four trees will be removed to clear the building envelope. The applicant proposes to reseed the project area with grass following completion of construction.
STEVEN BROWN APPLICATION #04-121 PAGE #2

ANALYSIS

- 15. In May 2021, the Commission approved <u>Permit #04-115</u>, in which the applicant (Steve Brown) received approval for the proposed replacement septic system and a porch enclosure.
- 16. <u>Permit #04-115</u>, included a septic system design to replace a cesspool around 70 feet from the water line. The replacement system includes a 1,000-gallon tank with a 250 gallon, watertight, pump station. The leach field is 224 square feet and is 78 feet setback from the Saco River. The applicant has installed the septic and leach field.
- 17. The valid HHE-200 designed by Kenneth Gardner dated March 19, 2021, requires the following three variances: edge of the stone disposal field to the river: 100 feet down to 78 feet, edge of the stone disposal field to the property line: 10 feet down to 6 feet, and edge of the stone disposal field to the well: 100 feet down to 82 feet. The Hiram Code Enforcement Officer and Plumbing inspector did not indicate any concerns and stated the variance requests fall within the allowed state parameters.
- 18. According to Daniel Hester's site visit notes dated April 19, 2021, the cabin appears to have had expansions and efforts of reconstruction but assured that there was a cabin in place on the property sometime in the 1950s. Mr. Hester stated that the original cabin was probably a little smaller, but there is no indication of when it may have been enlarged.

RELEVANT STANDARDS OF THE ACT

§963. Variance from performance standards

1. Variance. A relaxation of the performance standards enacted by this chapter or adopted pursuant thereto may be granted by the commission, after notice and public hearing, upon a finding by the commission that the following provisions are met:

B. The variance, if granted, will not subvert the intent of this chapter as stated in $\S951$ or as manifested in the standards from which a variance is sought; and

C. The proposed use, if a variance is granted, will not unreasonably interfere with the use and enjoyment of their lands by adjacent landowners, or result in any unreasonable:

- (1) Degradation of air and water quality;
- (2) Harmful alteration of wetlands;
- (3) Increase in erosion or sedimentation;
- (4) Danger of increased flood damage;
- (5) Obstruction of flood flow;
- (6) Damage to fish and wildlife habitat;
- (7) Despoliation of the scenic, rural and open space character of the corridor;
- (8) Overcrowding;
- (9) Excessive noise;
- (10) Obstructions to navigation; or

STEVEN BROWN APPLICATION #04-121 PAGE #3

(11) Interference with the educational, scenic, scientific, historic or archaeological values of those areas designated and approved for inclusion within the Resource Protection District.

No variance shall be granted because of other nonconforming uses within a district or because of similar uses in an adjoining district. The burden of proof shall be on the applicant to show entitlement to a variance under this section. The owner of a building lot of record which is wholly within the corridor on March 19, 1974, shall be entitled to a variance for a single-family residence which may be granted by the commission without public hearing. Any variance granted by the commission may be granted subject to such reasonable conditions concerning matters enumerated in §959-B as the commission finds necessary to avoid the dangers enumerated in §957-D. For the purposes of enforcement, variances granted hereunder and the conditions thereto shall be treated as orders of the commission.

§959-B. Permits with conditions

Permits granted under this chapter may be made subject to such reasonable conditions concerning setback, location, spacing, size of structure or development, type of construction, time of completion, landscaping, retention of trees, screening, reclamation, erosion control, noise level, quantity and quality of discharge, sewage disposal and manner and method of operation, as the commission deems necessary to avoid the dangers enumerated in <u>§959-A</u>. For the purpose of enforcement, permits issued by the commission and conditions thereof shall be considered as orders of the commission.

Chapter 103: Standards to Address the Environmental Factors

(1) Scope. In any application for a permit or variance, the Commission must give consideration to the requirements for granting permits/variances as enumerated in 38 M.R.S.A. Section 957-D.1.A.- K.; 959-A.1.A.-K.; and 963.1.C.(1)-(11). Where any of the factors is legitimately at issue, the following minimum standards shall apply.

(2)(D) To show no unreasonable danger of increased flood damage, the applicant shall demonstrate that the proposed use or activity is not within and will not affect areas within the 100-year floodplain, or, if within the floodplain, that:

(1) Any building or structure or expansion thereof will: (a) be designed and anchored to prevent flotation, collapse, or lateral movement of the building or structure; (b) use construction materials and utility equipment that are resistant to flood damage; and (c) use construction methods and practices that will minimize flood damage.

Note: New residential buildings are not permitted under the Saco River Corridor Act in the 100-year floodplain, except under special circumstances by variance. The Commission may require detailed construction and floodproofing plans prior to issuance of any variance.

(2) Any residential building entitled to a variance under Section 963 or 963-A, or expansion of a previously existing residential structure, shall be constructed so that the lowest floor, including any basement, is elevated to or above the elevation of the 100-year flood and shall be certified by a registered professional engineer or architect that the above floodproofing standards are satisfied. Such certification shall include a record of the elevation above mean sea level of the lowest floor, including basement. All other residential buildings are prohibited.



















New family residence







ES:

CONSTRUCTION SHALL FOLLOW STATE AND LOCAL BUILDING CODES, NUFACTURERS SPECS AND BEST KNOWN BUILDING PRACTICES, IF ANY ESTIONS SHOULD ARISE, THE DESIGNER OR ENGINEER ON RECORD JULD BE CONTACTED.

ERIATIONAL RESIDENTIAL BLDG. CODE (IBC 2015) AND THE REFERENCED INDARDS THEREIN AHJ (AUTHORITY HAVING JURISDICTION) A. NUMBER OF UNITS

B. NUMBEROF STORIES 2

IGN LOADS: FORM ELOOP LEVELOADE (MONTREDDOON)

FORM FLOOR LIVE LOADS (NON BEDROOM).
I. NON-BEDROOM	40 PSF
I. BEDROOM	30 PSF
: ATTIC	20 PSF
FORM FLOOR DEAD LOAD	10 PSF
)F SNOW LOAD (AHJ)	
ROUND SNOW LOAD	70 PSF TOWN, STATE SPECIFIC
JD DESIGN:	

- 1. EXPOSURE CATEGORY --- (A.D., R301.2.1.4) (B IS NORMAL)
- I. WIND SPEED ZONE (AHJ) ---- (90 120, MOST OF NORTHERN AND WESTERN NH AND WESTERN MA=90, CENTRAL AND SOUTH NH AND MA=100 NH COAST, BOSTON AND SOUTH =110, CAPE COD AND ISLANDS =120, R301.2.4)
- : TOPOGRAPHIC EFFECTS (AHJ): -----(YES/NO)
- SMIC

LDESIGN CATEGORY (AHJ) ----(AE, R301.2.2) (C FOR MOST OF SOUTH AND ENTERAL NH AND B FOR MA) MAGE:

- WEATHERING : SEVERE (CONCRETE) (R301.2(3) . TERMITE INFESTATION PROBABILITY ----- SLIGHT (NORTHERN NH) MODERATE (SOUTHERN NH) HEAVY (MA)
- IGN FROST DEPTH OF 4 FEET BELOW FINISHED GRADE (4' IS TYPICAL. IFY AS NEEDED WITH (AHJ) ITER DESIGN TEMP, NH, 0 DEG. F, MA 10 DEG. F. (PER 301.2(1)

OD HAZARD (AHJ)

GENERAL NOTES:

- 1. THESE DRAWINGS REPRESENT AN OVERALL DEISGN CONCEPT, THEY ARE PREPARED WITH THE INTENT TO DEMONSTRATE THE OVERALL DESIGN ARRANGEMENT AND METHODS OF ASSEMBLY TO THE VARIOUS COMPONENTS. THE DRAWINGS DO NOT INDICATE EXTENSIVE DETAILS, THE CONTRACTOR SHALL HAVE REVIEWED THESE PLANS, SEEN THE SUBJECT PROPERTY, AND BE CAPABLE OF EXECUTING THE DETAIL WORK AS NECESSARY TO ACHIEVE THE INTENDED RESULT, IN A MANNER CONSISTENT WITH THE QUALITY OF WORKMANSHIP WITHIN THE REGION.
- 2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPILICABLE NATIONAL STATE, AND LOCAL CODES, REGULATIONS AND FHA/VA MPS.
- 3. CONTRACTOR AND OWNER SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT SITE BEFORE BEGINNING CONSTRUCTION, ANY DISCREPANCIES SHALL BE REPORTED TO THE DOCUMENT PREPARER FOR JUSTIFICATION AND OR CORRECTION BEFORE PROCEEDING WITH WORK.
- THE OWNER AND CONTRACTOR SHALL HOLD HARMLESS THE DESIGNER FROM ALL CLAIMS DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING FROM THE PERFORMANCE OF WORK BY THE CONTRACTOR.
- (INCLUDING LEGAL FEES). 5. ALL DIMENSIONS SHOULD BE CALCULATED OR READ AND NEVER SCALED. 6. ALL CONDITIONS AND DIMENSIONS SHOULD BE VERTIFIED IN THE FIELD BY CONTRACTOR. ALL DISCREPANCIES SHOULD BE BROUGHT TO THE
- ATTENTION OF THE DESIGNER OR THE STRUCTURAL ENGINEER BEFORE WORK PROCEEDS.
- 7. IN THE EVENT OF A CONFLICT BETWEEN PLANS, SPECIFICATIONS, AND IN THE EVENT OF A CONFLICT BETWEEN PLANS, SPECIFICATIONS, AND DETAILS. THE DESTENCER OR STRUCTURAL ENGINEER SHALL BE NOTFIED IMMEDIATELY FOR CONSULTATION. IF CONDITIONS AT THE SITE ARE DIFFERENT THAN SHOWN, THE DESIGNER OR STRUCTURAL ENGINEER SHALL BE NOTIFIED BEFORE ANY WORK PROCEEDS.

- 8. THE DESIGNER ASSUMES NO LIABILITY AS A RESULT OF ANY CHANGES OR NON THESE PLANS EXCEPT UPON THE WRITTEN APPROVAL OF THE DESIGNER OR ENG 9. THE DESIGNER ASSUMES NO LIABILITY FOR THE WORK PERFORMED WITHOUT A
- PROGRAM OF TESTING AND INSPECTION AS APPROVED BY THE ENGINEER ON RE
- 10. REPRODUCTION OF THE DESIGNER PLANS AND STRUCTURAL DRAWINGS FOR SH IS NOT PERMITTED.
- 11. SECTIONS, DETAILS, NOTES, METHODS, OR MATERIALS SHOWN AND/OR NOTED SECTION OR ELEVATION SHALL APPLY TO ALL OTHER SIMILAR LOCATIONS UNL OTHERWISE
- 12.THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SHORING AND BRACING REQ CONSTRUCTION. TEMPORARY SUPPORTS REQUIRED FOR STABILITY DURING ALL STAGES OF CONSTRUCTION SHALL BE REMOVED AFTER CONSTRUCTION AND A CONTRACTORS RESPONSIBILITY.





2nd Floor Plan

Working Plan View

68' 20' 48' N -¥-3-5" 4" CEMENT FILLED COLUMNS INSTALLED AS REQUIRED 24" WIDE X 12 DP SUPPORT PAD TYP. GARAGE 14'-8'' X 19'-4'' ő 9-2 10. EREC 24 24 6" X 6" X 12" BEAM POCKET TYP 3'-5" 20' 48' 68' SHE HIM DNG-24 DOD FROMING 24 DOD FROMING 24 THEATED HUDS ----- & GRAVEL CONCRETE CLIMATION UNCRETE FORMATIO Concrete Slab at Garage Foundation Concrete Foundation @ House



Elevation 7

Elevation 8



Elevation 9

Elevation 10



SECTION VIEW

DESIGN LOADS

LIVE LOAD AT LIVING SPACES.	40	
LIVE LOAD AT SLEEPING SPACES	30	
GROUND SNOW LOAD	70	

FRAMER TO INSTALL DOUBLE FLOOR JOISTS UNDER PARTITION WALLS PARALLEL TO JOIST DIRECTION.

PROVIDE 1X4 CROSS BRIDGING AT MID POINT OF SPAN OR 8'-0" O.C. MAXIMUM IN ALL FLOORS.

WHERE PRE-ENGINEERED FLOOR OR ROOF TRUSSES ARE USED, TRUSS MANUFACTURER MUST PROVIDE

SHOP DRAWINGS WHICH BARE SEAL OF REGISTERED ENGINEER IN STATE IN WHICH WORK TO BE PERFORMED.

ALL LUMBER MUST BE NUMBER 2 OR BETTER, SPRUCE-PINE-FIR.

PROVIDE MOISTURE VAPOR RETARDERS IN ALL FRAMED WALLS, FLOORS AND ROOF /CEILINGS IN ACCORDANCE WITH I.R.C. SECTIONS R-506.2.3, AND R6013

MATERIALS KEY

- A. 2X12 RIDGE BOARD, TO BE DETERMINED
- B. 2X12 RAFTERS 12/16' O/C (UNLESS OTHERWISE NOTED) PLYWOOD SHEATHING 15# BUIILDING PAPER & 235 # ASPHALT SHINGLES W/ICE SHIELD AT RAFTER TAILS AND VALLEYS.
- C. 2X6 COLLAR TIES AT 32" O/C (TO BE DETERMINED) D. 2X12 CEILING JOISTS AT 16" O/C WITH R-38 FIBERGLASS
- BATT INSULATION (TYPICAL) E. METAL DRIP EDGE 1X4 PINE BLOCKING (SUB FASCIA) 1X8 PINE BOARD FASCIA & 3/8"
- EXTERIOR, AC PLYWOOD SOFFIT WITH 2"CONTINUOUS LOUVERED VENTS (TYPICAL)
- F. 2X6 STUDS 16" O/C,R-21 FIBERGLASS BATT INSULATION IN BETWEEN, 1/2" PLYWOOD SHEATHING & EXTERIOR SIDING W/"TYVEK" OR EQUAL (OPTIONAL) AND 1/2" GYP. BD. ON THE INTERIOR.
- G. 2-2X6 TOP PLATES AND 1-2X6 SHOE (BOTTOM PLATE)
- H. 2X12 FLOOR JOISTS 16" O/C (UNLESS OTHERWISE NOTED) WITH 3/4 " T&G SUBFLOOR (GLUED & NAILED) R-30 FIBERGLASS BATT INSULATION AT FIRST FLOOR ONLY. J. 8" CONCRETE FOUNDATION WALL, 10" ABOVE 50' LENGTH, WITH 1-2X6 PRESSURE
- TREATED SILL PLATE W/SILL SEALER, ANCHOR BOLTS 2 4'-0" O. (TYPICAL) K. 4" CONCRETE SLAB FLOOR OVER(MIN. 6") COMPACTED GRAVEL L. 8" CONCRETE FROST WALL TO BE 48" MIN. BELOW FINISHED GRADE.

- M. 16" X 8" CONTINUOUS CONCRETE FOOTING (TYPICAL) N. 3-2X12 BUILT -UP BEAM OVER 3 1/2" DIAM. STEEL LALLY COLUMN WITH TOP AND BOTTOM END PLATES, OVER 14" X 24"X 12" CONCREATE FOOTTINGS.
- O. 1X3 STRAPPING AT 16" O/C & 1/2 " GYP. BD. (TYPICAL)
- P. 3-2X12 STAIR STRINGERS
- Q. CONTINUOUS RIDGE VENT
- R. HURRICANE CLIPS NAD FRAMING ANCHORS AS REQUIRED.

GARAGE FOOTING 48" below final grade HOUSE FOOTING 48" below final grade Stephen W. Everett PLS 73 Pheasant Run Road East Waterboro, ME 04030

Steven Brown 1125 River Road Hiram, Me 04041

RE: Spike set in 10" white pine

Dear Steven,

On April 13, 2022 I collected gps data using a Trimble 5800 Survey Grade GPS unit and set a 6" spike in a 10" White Pine. I used Opus Solutions to establish the elevation of the spike to be 361.6' (NAVD 88). Using the FEMA FIS Profile I established the Base Flood Elevation for the structure currently located at 1125 River Road in Hiram to be 359.7' (NAVD 88).

The Town of Hiram requires the 1st floor of living space needs to be 1 foot above the 100 yr flood elevation of 359.7' which would be 360.7'.

New construction would require, at a minimum, the 1st floor to be .9' below the spike.

Sincerely yours,



Stephen W. Everett

				Maine Dapt Health & Human Gevicee Div of Environmental Health , 11 616 (207) 207-6672 "Fac (207) 207-6172
PROPERTY	LOCATION	>> CAUT	TON: LPI APPI	ROVAL REQUIRED <<
City, Town, or Plantation Hive	m To	MINICAL HIR	AM	Permits 1354
1125	<u>civer ke</u> D	ate Permit Issued	Fee: 4	Double Fee Charged []
Subarrison, Lot 3		Local Plumbing Inspa	dor Signature	
OWNER/APPLICA	IT, INFORMATION			Owner o Town o State
Brown Ste Mailing Address 201 Po	llard ST	The Subsurface Wa Permit is issued by t authorize the owner	stewater Disposal : the Local Plumbing or installer to Insta	System shall not be installed until a Inspector. The Permit shall If the disposal system in accordance
-Owner/Applicant R:11-cr	ica MA 01862	with this application	and the Maine Sub	surface Wastewater Disposal Rules.
Daytime Tel #		Municipat *	Tex Map #R	<u>9</u> Lot∉
Other OF APPLICATION OF APPLICATION OF APPLICATION OF A PPLICATION OF A PPLICA	r STATISTICIT fice estimated is correct to the best of Solidication to reason for the Department r a Permit. Applicant	I have imported with the Subsurf	CAUTION, When Con- the Installation authors too Wanter Dispose Log Roya Ula Elementing Inspector Star	ad above and found it to bain of points /////2/ al Rules Application/ (191) date approved //?/2/ /?/2/ store/?/2/
and the property of the second s	PERMIT	r information		
TYPE OF APPLICATION 1. First Time System B*2. Replacement System Type replaced: <u>C-CS</u> Pool	THIS APPLICATION REQUIRES		DISPO P 1. Com 2. Primi 3. Alten 4. Non-	BAL SYSTEM COMPONENTS plate Non-engineered System Hive System (graywater & alt. tollet) native Tollet, specify: engineered Treatment Tank (only)
Year installed: 0.3. Expanded System H 8. Stop Explanation	- 2 3. Replacement System Variance	roval clor Approval	0 5. Hold 0 6. Non- 0 7. Sept	ing Tank,gallons engineered Disposel Field (only) anued Laundry System
4. Experimental System 5. Seasonal Conversion	E 4. Minimum Lot Size Variance		0 9. Eng 0 10. Eng	plote Engineered System (2000 gpd or more) incered Treatment Tank (only) incered Disposel Field (only)
SIZE OF PROPERTY DISPOSAL SYSTEM TO SERVE		VE	0 11. Pro 0 12. Mia	cellaneous Components
2.3 0.50.FT.	E-1. Single Family Dwelling Unit, No.	of Bedrooms:	-TYP	e of water supply
SHORELAND ZONENG	- 3. Other:		III. Drilled	Well 1 2. Dug Well 1 3. Private
Pres DNo.	Current Use Er Sessonal D Year Ro	und 🗆 Undeveloped	D 4. Public	DE. Other Existing
	DESIGN DETAILS (SYS	TEN LAYOUT S	HOWN ON PAG	E 3)
E 1. Concrete Jone With B' Regular 2 25 3 421 Db Low Prolico uno 5+ D2. Plastic Water Tigh D3. Other: CAPACITY: 1250 GAL	DISPOSAL FIELD TYPE & Siz 1. Stone Bed 2. Stone Trench 3. Proprietary Davice 1. a. cluster array E'c. Linear 1. b. regular load E'd. H-20 load 1. 4. Other:	E GARGAGE D E1. No 02. If Yes or Maybe, 0 a. multi-comp cr.btanks i 0 e. increase in:	USPOSAL UNIT Yes 13. Maybe , apecily one below: artment tank n series tank capacity	DESIGN FLOW 180 gallons per day BASED ON: 81. Table 4A (dwalling unit(s)) C 2. Table 4C(other facilities) SHOW CALCULATIONS for other facilities
	SIZE: _224 Brig. fL D lin. f	L I d. Filter on To	ink Quillet	
SOIL DATA & DESIGN CLASS PROFILE CONDITION	DISPOSAL FIELD SIZING	DEFILIENTIELE	etter pump	3. Section 4G (motor readings) ATTACH WATER METER DATA
41B	B 1. Medium-2.6 so. ft. / god	L 2 May Be Regula	ed	LATITUDE AND LONGITUDE
at Observation Hole # TB	0 2. Medium-Large 3.3 sq. f.t/gr	d La Required		et center of disposed area
Depth Note in 4/8	13. Large-4.1 sq. ft. / gpd	Specify only for an	gineered systems:	Lon. 70 d 48 m 17 s
or wost Limiting Soil Factor	0 4. Extra Large 5.0 sq. ft. / gpd	DOSE:	gellons	If g.p.e, state margin of error. +-207
	SITE EVAL	UATOR STATE	IENT	
I certily that on <u>3-12</u> that the proposed system is <u>1 Minute</u> Site Evaluat	7-2/ (data) I completed a site eva in complementation the State of Main Construction State of Main Los Signature	aluation on this prop ine Subsurface Wa	berty and state the stewater Disposal $\frac{3}{27}$	t the data reported are accurate and Rules (10-144A CMR 241). 3 - (9 - 2) Date
Acmeil	1 Tardener	- 01-0	RO/- CG	E-mail Address
Site Evalua	tor Name Printed			2 95 00 1 of

Note : Changes to or deviations from the design should be confirmed with the Site Evaluator.

n, h **h**





Steven Brown

Application #04-121 Hiram Permit and CEO Calculations



APPROVED

ву:<u>1.2.</u> DATE: <u>5/3/</u>22

TOWN OF HIRAM

Code Enforcement Office 16 Nasons Way Hiram ME 04041

Guy Lehouillier

Office 207-625-4663

Cell 256-2410

MULTI-PURPOSE	PERMIT APPLICATION #	11-22	Date of Appl	ication: 05/02/200
MAP R9	LOT		21 ZONE	0010512002
Property Location:	1125 RIVER 1	ed.	<u>J1</u>	
Owner/Applicant In	formation			
Property Owner's Na	ame: <u>STEVEN</u> B	BROWN		
Mailing Address: <u>1</u>	125 River Rd			
City/Town: Hira	m State: ME z	Zip: 04041 Ph	one (978)	808-2429
E-Mail: FLHR	74 @GMAIL.COM	· <u> </u>		200-2121
(if different than prop	perty owner)	1		
Applicant's Name:	STEVEN BROWN	<u>J</u>		
Mailing Address: <u>2</u>	01 Pollard St			
City/Town: Biller	<u>cica</u> State: <u>MA</u> Z	ip: 101862 Pho	one: (978)	808-3429
E-Mail: FLHR 94	@ GMATIL COM			<u> </u>
Type of permit Requested (check request):				
New Structure	Addition	Alteration/Repair	· D	Mobile Home
Commercial D	Change of Occupancy	Swimming Pool	(inground)	RV 30-120 Days
Change of Use D	Demolition D	Accessory Struct	ture 🗆	RV > 120 Days
Solar Array 🛛	Move Structure(s)	Occupancy	Other	120 Days 1
D			-	
Present Occupancy L	Jse:	Proposed Occupancy Use:		
Present Land Use:		Proposed Land Use:		
For Demolition:				
Achostos Cantoinio M		1/		

Asbestos Containing Materials Present? YES	NO Description of Material:
Removal/Abatement required? YES D NO	(Maine Asbestos Building Demolition Notification Form D Required)
Plan for Disposal of Debris	

Erosion Control Required? YES NO
If within Shoreland Zone; site contractor erosion control certification #:
Is property located in an approved subdivision? YES D NO D
Complete Description (19)
Complete Description of Work: (size and type of structure)
Tear down and build a 2 bed, 1 bath jungle
family residence with attached garage. According
to blueprint, the size (measurements), type and etc.
are described in detail.
Contractor Information:
Building Contractor: Thurston Construction Combony
Address: 279 S-Main St City/Town: (Nolfebore State: NH Zin: 02094)
Phone: (603) 5 09 - 0153 E-Mail:
Site/Excavating Contractor: <u>Hnderson's Septic Service</u>
Address: 1/181 Pequawket 1r City / Town: W. Baldwirstate: ME Zip: 04091
Phone: E-Mail:
Concrete Contractor:
Address: City / Town: Stoto: Zin
Phone: 5tate 2tp
Septic System Contractor: Done, W/ Anderson's Septic Service
Address: City / Town: State: Zip:
Phone: E-Mail:
Electrical Contractor: Jamieson Electrical Serurice
Address: City / Town PARSON ELEI Distate: NAE Zin:
Phone: (207) 432-7319 E-Mail: EJAMIESONSERVICE & GMAIL . COM
Plumbing Contractor:
Address: City / Town: State: Zip:
Phone: E-Mail:

Site Plan: Attach or draw a <u>detailed</u> site plan showing the location of all existing buildings, proposed structures, lot lines, setbacks from lot lines, wells, and septic systems; right of ways, all wetlands and water bodies including streams. Include 100-foot shoreland setback or flood elevations if applicable. By submitting this information, you take responsibility for measurements on the plan to be true and accurate.

EXISTING 20+

Site Plan: Attach or draw a <u>detailed</u> site plan showing the location of all existing buildings, proposed structures, lot lines, setbacks from lot lines, wells, and septic systems; right of ways, all wetlands and water bodies including streams. Include 100-foot shoreland setback or flood elevations if applicable. By submitting this information, you take responsibility for measurements on the plan to be true and accurate.

PROPOSED



Project Information:					
A set of detailed plans or working drawings	(drawn to scale) are	required for all new construction. Plans must			
foundation plan w/cross section: floor plan	e nature and characte	r of the work to be performed and include			
Proposed Foundation Type: Full 8'	Frost Wall 4'	K, and side elevations.			
Material: Concrete Block D Wood		Easting Size: M/			
<u> </u>					
Floor System: First Floor					
Joist Size: 2×12 Spacing o.c.:	16 Max Sp	an: 12 Rows Bridging:			
Joist Carrier materials and size: 3/4	TtG	Number of support columns:			
Floor System: Other Floors					
Joist Size: 2×12 Spacing o.c.	16 May Sn				
Floor sheathing material and thickness:	21. THE				
	2/4/42				
Wall/Ceiling Framing:					
Exterior Stud Material & Dimension:	2XG				
Exterior Wall Stud Spacing:	16"				
Sheathing Material & Thickness:	" PLY WOOD				
Ceiling Joist Size and Spacing:	2 14 "				
Roof System:					
Roof Type: Rafters Truss	Pitch:				
Rafter Size: 2×12 Spacing: 15" Max Span:					
Sheathing Material & Thickness:	LY WOOD	12			
Type of Roof Covering: 45 Ph	ALT				
	Decks Only				
Joist Size: Spacing	Snan	loist Corrise Direct			
Support Column Material	Spacing:	Joist Carrier Dimension:			
Height of Deck from Grade:	Spacing.	Decking Material:			
Gua	ard Rail Height:	Baluster Spacing:			
Other Permits Required:					
 Driveway Permit required from Maine D.O.T. Commissioner for Town Roads. 	(if driveway enters ont	o a State or State Aid Highway) or CEO/Road			
2.) Flumbing Permits: Exterior SSWD - 3 copies of (Form HHE-200) from Maine Soil Engineer Interior Plumbing Permit - (Form HHE-211) from Local Plumbing Inspector					
3. Saco River Corridor Commission Permit (if within 500 feet of Saco or Ossipee River) from SRCC.					
4. Occupancy Permit: No dwelling shall be occupied until a Certificate of Occupancy has been issued by the CEO.					
5. Electrical Permit: Hiram does not issue permits or inspect installations; contact CEO if you need further information.					

Notes and (Certification:
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- A copy of the recorded deed must be submitted with this application for a new structure being built on an unimproved lot.
- Inspections are required for the following construction work:
 - 1. Footings and foundations (prior to pouring concrete)
 - 2. Drainage/Radon piping, foundation coating (prior to backfilling)
 - 3. Framing (prior to covering structural members)
 - 4. Rough plumbing and pressure test of vent, drain, and supply lines as per Plumbing Code prior to covering structural members.
 - 5. Subsurface Waste Disposal Systems require inspection in accordance with State of Maine Subsurface Wastewater Disposal Rules (bottom of bed and prior to covering).
 - 6. Final inspection prior to occupancy.
- To the greatest extent possible, please schedule inspections with the CEO at least 24 hours ahead of time.
- This permit shall expire if construction is not started within one year and not completed within 2 years of permit issue date.

ACTION BY LOCAL BOADDS (TO DE STUES IN DU COMPANY					
ACTION BY LOCAL BOARDS (TO BE FILLED IN BY OFFICE ONLY)					
 Action of the Planning Board (if required) Date Received: Date Approved:Date Disapproved: 					
Signature of Chairman:Date NOTE: If disapproved, attach a statement indicating findings and conclusions.					
 Action of Board of Appeals (if required) Date Received: Date Approved:Date Disapproved: 					
Signature of Chairman: Date Date Date NOTE: If disapproved, attach a statement indicating findings and conclusions.					
PERMIT FEE \$ 673,95 PAID: CASH CHECK #					
I HEREBY CERTIFY THAT I AM THE OWNER OF RECORD OF THE NAMED PROPERTY, OR THAT I HAVE BEEN AUTHORIZED BY THE OWNER TO MAKE THIS APPLICATION AS THEIR AGENT. I AGREE TO CONFORM TO ALL APPLICABLE LAWS OF THIS JURISDICTION. IN ADDITION, IF THIS PERMIT IS ISSUED, I CERTIFY THAT THE CODE OFFICIAL OR HIS REPRESENTATIVE SHALL HAVE THE AUTHORITY TO ENTER ALL AREAS COVERED BY SUCH PERMIT AT ANY REASONABLE HOUR FOR THE PURPOSES OF INSPECTING SAID WORK.					
SIGNEDDATE_J2)					

TO	W	N OF H	IRAM	
BUILDING	G	PERMI	「 # <i>//- 22</i>	
$\begin{array}{c c} \textbf{DATE OF ISSUE} & \textbf{C} \\ \hline 5/3/2^{\circ}22 & - \end{array}$	ODE E	NFORCEMENT OFFICER	MAP AND LOT	
BEFORE FOUNDATION		FOOTINGS	DATE INSPEC CEO	
4' WALLS - BEFORE BACKFILL OVER 4' - BEFORE POUR WITH STEEL RODS IN PLACE		FOUNDATION	DATE INSPEC CEO	_
BOTTOM PORTION		SEPTIC SYSTEM	DATE INSPEC	
PIPES		SEPTIC SYSTEM	DATE INSPEC/A CEO	_
ТҮРЕ		CHIMNEY	DATE INSPEC CEO	_
ROUGH		FRAMING	DATE INSPEC CEO	_
ROUGH INSULATION		PLUMBING	DATE INSPEC CEO	
ROUGH IN WALLS		ELECTRICAL	DATE INSPEC CEO	_
ALL THE ABOVE SIGNED		FINAL	DATE INSPEC CEO	
NO OCC	CARD M BUILD	ANCY WITTO UST BE VISIBLE FROM THE L ING PERMITS EXPIRE IN TWO	UT PERMIT ot frontage * years * 265	

From Hiram CED 5/6/22



FOUNDATION MUST NOT BE BELOW GRADE ON All SIDES

$$E \neq 15 I^{-52} \qquad PROPOSED$$

$$\frac{22}{1 \times 2^{3}} + \frac{52}{23} + \frac{23}{12 \times 2^{3}} + \frac{23}$$

From Hirain CEO 5/10/22

From Hiram CEO 5/6/22



Steven Brown

Application #04-121 Site Plans from Previous Submission







work



SVORM

Ob Cabin














Steven Brown

Application #04-121 Previous Permit



Saco River Corridor Commission "Communities Working Together To Protect Our Rivers"

COMMISSION ORDER IN THE MATTER OF

STEVEN BROWN 201 POLLARD STREET N. BILLERICA, MA 01862 APPLICATION #04-115

SACO RIVER CORRIDOR ACT FINDINGS OF FACT AND ORDER

The Saco River Corridor Commission, created by the Maine State Legislature in the Saco River Corridor Act, Title 38 M.R.S.A. Section 951, et. seq., (the Act), at a meeting held on April 28, 2021, via Zoom Webinar, and after a review of the application and supporting documents makes the following findings of fact:

PROJECT DESCRIPTION

1. The applicant is seeking a permit to install a replacement septic system, including treatment tank and disposal field, 78 feet from the normal high water line of the Saco River and to enclose an existing porch approximately 85 feet from the normal high water line of the Saco River.

SITE LOCATION/DESCRIPTION

- 2. Location: Lot #1, (Map #R9), 1125 River Road in Hiram, Maine.
- 3. The lot has 90 feet of frontage on the Saco River, per a 1994 survey.
- 4. The 0.31 acre parcel is in the Limited Residential District.
- 5. The lot is small and primarily located within the 100-year floodplain, including the project area. The only area of the lot that is not in the floodplain appears to be the parking area, driveway, and a small part of the residence.

ANALYSIS

- 6. The nonconforming residence was constructed before the establishment of the Act. There does not appear to be a reasonable area outside of the floodplain to install a modern septic system to replace the existing cesspool.
- 7. The proposed enclosed porch will not increase the footprint of the existing dwelling.
- 8. The applicant submitted a valid HHE-200 designed by Kenneth Gardner dated March 19, 2021, that requires the following three rule variances.
 - a. Edge of the stone disposal field to the river: 100 feet down to 78 feet.
 - b. Edge of the stone disposal field to the property line: 10 feet down to 6 feet.
 - c. Edge of the stone disposal field to the well: 100 feet down to 82 feet.

STEVEN BROWN PAGE 2 PERMIT #04-115

- 1. John Boland and Dan Hester reported no significant concerns after conducting a site visit. A setback measurement verified the existing home is 52 feet from the normal high water line of the Saco River, from the steps of the camp.
- 2. The applicant proposes to install a complete non-engineered system designed for a 2-bedroom single family dwelling unit with 180 gallons per day design flow. The proposed 1,000 gallon regular concrete treatment tank, with a 250 gallon watertight pumpstation, will connect to a 224 square foot, medium size (2.6 SF/GPD), linear, H-20 load proprietary device disposal field. An effluent or ejector pump will be required.
- BASED ON THE ABOVE FINDINGS, as determined at a duly noticed Commission Meeting, the Commission draws the following conclusions:
- 1. The applicant has shown the proposed design to be within the meaning of the Act.
- The proposed use will not unreasonably involve any of the factors enumerated in Section 959-A(1)(A)-(K) of the Act.

THEREFORE, the Commission APPROVES the application of Steven Brown, #04-115, to install a septic system to replace a cesspool and to enclose a porch on the property owned by them, provided the activity is carried out according to the application and UPON THE FOLLOWING CONDITIONS:

- 1. Standard Conditions of Approval (copy attached).
- 2. Other conditions as decided by a vote of the Commission at a duly noticed Commission Meeting.
- 3. The proposed location of the closest point of the septic system is 78 feet from the normal high water line of the Saco River.

Any appeals from this decision, including any of its conditions, shall be taken pursuant to Section 968 of the Act, except that no appeal pursuant to Section 968 of the Act shall be taken from a decision of the Commission which decision was made without a public hearing until a request for reconsideration has been submitted to the Commission and the Commission has made a final determination in the matter. Any person wishing to file an appeal or to request reconsideration must do so within 30 days of the Commission's written decision and order. Requests for reconsideration must be submitted in accordance with applicable Commission regulations. All permits to be valid, must meet all federal, state, and local ordinances and regulations.

DONE AND DATED AT CORNISH, MAINE THIS 4TH DAY OF MAY 2021.

BY: 15

Benjamin Pinault, Chairperson

21



Department of Health and Human Services Maine Center for Disease Control and Prevention 286 Water Street # 11 State House Station Augusta, Maine 04333-0011 Tel: (207) 287-5672 Fax: (207) 287-4172; TTY: 1-800-606-0215

SUBSURFACE WASTEWATER DISPOSAL SYSTEM VARIANCE REQUEST

This form must accompany an application (HHE-200 Form) for any subsurface wastewater disposal system which requires a variance to provisions of the Subsurface Wastewater Disposal Rules. The Local Plumbing Inspector must not issue a permit for the installation of a subsurface wastewater disposal system requiring a variance from the Department of Health and Human Services until approval has been received from the Department.

GENERAL INFORMATION	Town of	liram
Property Owner's Name:	en Brown	Tel. No .: 978- 808-3429
System's Location:5	River Rd	
Property Owner's Address: 201	Pollard ST Bille	rica MA zip Code 01862
e-mail address:		

The subsurface wastewater disposal system design for the subject property requires a B replacement system variance D first time system variance to the Subsurface Wastewater Disposal Rules. This variance requires D local approval D local and state approval.

SPECIFIC VARIANCE REQUESTED (To be filled in by Site Evaluator. Use additional sheets	s if needed.) SECTION OF RULE
1. Disposel Field Edge of Stone To River 100's	Down to78 Table 8A
2. Disposal Field Edge of Stave to Proventy) w	10'Davin tob' Taky SA
3. Dispaced Field Ecles of story to him I won't	Port to BY Tally PA
SITE EVALUATOR	SWATO CE JASIE DA
When a property is found to be unsuitable for subsurface wastewater disposal by a licensed S	Sto Evolution the Evolution shall as 1.5 and
owner. If the property owner, after exploring all other alternatives, wishes to request a variance	to the Bules, and the Evaluator shall so inform the property
opinion feels the variance request is justified and the site limitations can be overcome, he sha	l document the soil and alte conditions on the Arel's it
The Evaluator shall list the specific variances necessary plus describe below the proposed system	stem design and function. The Evolutions on the Application.
describe how the specific site limitations are to be overcome and provide any other support d	ocumentation as required prior to consideration but he
Department. Attach a separate sheet if necessary.	ocumentation as required phor to consideration by the
The LOTIS VERY Small an Situr	TED ANT TE SACA
Rusea,	and the part outo
Langette Francis	
, <u>A ENN CINCTONIC</u> , S.E., certify that a varian	nce to the Rules is necessary since a system cannot be
installed which will completely satisfy all the Rule requirements. In my judgment, the proposed	d system design on the attached Application is the best
anemative available enhances the potential or the site to subsurface wastewater disposal; ar	id that the system should function properly.
Manna Xaldu	3-19-21
SIGNATURE OF SITE EVALUATOR	DATE
PROPERTY OWNER	
()	
1, STEVEN Brown, am the gowner agent for the	owner of the subject property. I understand that the
installation on the Application is not in total compliance with the Rules. Should the proposed sy	vstem malfunction. I release all concerned provided they
have performed their duties in a reasonable and proper manner, and I will promptly notify the I	Local Plumbing Inspector and make any corrections
required by the Rules. By signing the variance request form, I acknowledge permission for rep	presentatives of the Department to enter onto the property
to perform such duties as more to proceedings to availante the underset and	and a span and the other office biopolity
to perform such duties as may be necessary to evaluate the variance request.	
Cluster and the same as the second of the second se	
Sterring Buck upon	3/25/2021
Steven Buch duties as may be necessary to evaluate the variance request.	3/25 2021 DATE

LOCAL PLUMBING INSPECTOR - Approval at local level

The local plumbing inspector shall review all variance requests prior to rendering a decision.

LPI Signature

Date

LOCAL PLUMBING INSPECTOR - Referral to the Department

The local plumbing inspector shall review all variance requests prior to forwarding to the Division of Environmental Health.

I, ______, the undersigned, have visited the above property and find that the variance request submitted by the applicant does not conform with certain provisions of the wastewater disposal rules. The variance request submitted by the applicant is the best alternative for a subsurface wastewater disposal system on this property. The proposed system (□ does □ does not) conflict with any provisions controlling subsurface wastewater disposal in the shoreland zone. Therefore, I (□ do □ do not) recommend the issuance of a permit for the system's installation as proposed by the application.

LPI Signature

Date

FOR USE BY THE DEPARTMENT ONLY

The Department has reviewed the variance(s) and (does does not) give its approval. Any additional requirements, recommendations, or reasons for the Variance denial, are given in the attached letter.

SIGNATURE OF THE DEPARTMENT DATE

Notes: 1. Variances for soil conditions may be approved at the local level as long as the total point assessment is at least the minimum allowed. (See Section 7.B.4 of the Subsurface Wastewater Disposal Rules for Municipal Review.)

2. Variances for other than soil conditions or soil conditions beyond the limit of the LPI's authority are to be submitted to the Department for review. (See Section 7.B.3 for Department Review.) The LPI's signature is required on these variance requests prior to sending them to the Department.

SOIL, SITE AND ENGINEERING FACTORS FOR FIRST TIME SYSTEM VARIANCE ASSESSMENT WITH LIMITING SOIL DRAINAGE CONDITIONS (SEE TABLES 7C THROUGH 7M).

	CHARACTERISTIC	PCINT ASSESSMENT
Soil Profile		
Depth to Groundwater/Restrictive Layer		
Terrain		
Size of Property		
Waterbody Setback		
Water Supply		
Type of Development		
Disposal Area Adjustment		
Vertical Separation Distance		
Additional Treatment		10000 C
	TOTAL POINT ASSESSMENT:	

Minimum Points (Check One):
Outside Shoreland Zone-50
Inside Shoreland Zone-65
Subdivision-65

	elente la Ante Mu	an an tai an tai		Maine Dept.Health & Human Services Div of Environmental Health , 11 SHS (207) 287-5672 Fac: (207) 287-4172
PROPERTY	LOCATION	>> CAUT	ION: LPI APPRO	VAL REQUIRED <<
City, Town, or Plantation Hira	m	own/City		Permit#
Street or Road 1125	River Ra 1	Date Permit Issued	/_/ Fee: \$	Double Fee Charged []
ibdivision, Lot # OWNER/APPLICAN	IT, INFORMATION	Local Plumbing Inspec	ctor Signature	LP.1. # © Owner © Town © State
Anime (last, first, MI) Rown Ste Anime Address 201 Pol of Demer/Applicant R:11	land ST	The Subsurface Wa Permit is issued by t authorize the owner with this application	stewater Disposal Sy he Local Plumbing In or installer to install t and the Maine Subsu	stem shali not be installed until a spector. The Permit shali he disposal system in accordance inface Wastewater Disposal Rules.
Daviime Tel #		Municipal 7	ax Map #	Lot#
CWATER OR APPLICAN state and acknowledge that the informa ny knowledge and understand that any f and/or Local Plumbing Inspector to deny	T STATEMENT lion submitted is correct to the best of labilization is reason for the Department a Permit.	I have inspected with the Subsurf	CAUTION: INTERPECTION the installation authorized a ace Wastewater Disposal R	RECURED shows and found it to be in compliance tules Application. (1st) date approved
Signature of Owner or	Applicant Date	T INFORMATION	Sumhing Inspector Signatu	re
TYPE OF APPLICATION 1. First Time System 2. Replacement System Type replaced:S pool Year installed: 3. Expanded System 3. Expanded System 4. Experimental System 5. Seasonal Conversion 5. Seasonal Conver	THIS APPLICATION REOL 1. No Rule Variance 2. First Time System Variance 3. Local Plumbing Inspector App 3. Replacement System Variance 3. Replacement System Variance 3. Local Plumbing Inspector App 4. Minimum Lot Size Variance 5. Seasonal Conversion Permit DISPOSAL SYSTEM TO SER 7. Single Family Dwelling Unit, No. 2. Multiple Family Dwelling, No. of II 3. Other: (specify) Current Use E Seasonal II Year Ro DISPOSAL FIELD TYPE & SE 1. Stone Bed II 2. Stone Trench II. Stone Bed II. A. Chear II. Stone Bed II. S	UIRES proval ctor Approval provel ctor Approval VE of Bedrooms: Units: Units: <u>vund D Undeveloped</u> TEM LAYOUT SI- TEM LAYOUT SI- TEM LAYOUT SI- TEM LAYOUT SI- TEM LAYOUT SI- D 1. No D 2. Ni If Yes or Maybe, D a. multi-compa D b tanks in D a. increase in the	DISPOSA P 1. Comple 2. Primitive 3. Alternati 4. Non-ene 5. Holding 6. Non-ene 7. Separat 8. Comple 9. Engine 10. Engine 11. Pre-tre 12. Miscell TYPE C 11. Drilled We 14. Public 15. Holding 10. Engine 11. Pre-tre 12. Miscell TYPE C 14. Public 15. Holding 10. Engine 11. Pre-tre 12. Miscell TYPE C 14. Public 15. Holding 10. Engine 11. Pre-tre 12. Miscell TYPE C 14. Public 15. Holding 10. Engine 11. Pre-tre 12. Miscell 13. Alternative 14. Public 15. Holding 16. Non-ene 11. Pre-tre 12. Miscell 11. Pre-tre 12. Miscell 13. Alternative 14. Public 15. Holding 10. Engine 14. Public 15. Holding 14. Pre-tre 15. Miscell 15. Holding 16. Non-ene 17. Separat 10. Engine 11. Pre-tre 12. Miscell 15. Holding 16. Non-ene 17. Separat 16. Non-ene 17. Separat 17. Separat 18. Comple	L SYSTEM COMPONENTS te Non-engineered System e System (graywater & alt. tollet) five Toilet, specify: gineered Treatment Tank (only) Tank, gallons gineered Disposal Field (only) ted Laundry System te Engineered System (2000 gpd or more) ered Treatment Tank (only) tered Disposal Field (only) atment, specify: aneous Components F WATER SUPPLY all 0.2. Dug Well 0.3. Private 5. Other Existing 3) DESIGN FLOW / BO gallons per day BASED ON: 1. Table 4A (divelling unit(s)) 1. Table 4C(other facilities) SHOW CALCULATIONS for other facilities
SOIL DATA & DESIGN CLASS	SIZE: 224 Brisq. ft. D lim. 1 DISPOSAL FIELD SIZING	L D d. Filter on Tal	nk Outlet	3. Section 4G (meter readings) ATTACH WATER METER DATA
UIB at Observation Hole # TB1 Depth NANC :~ 4/8 of Most Limiting Soil Factor	B 1. Medium—2.6 sq. ft. / gpd □ 2. Medium—Large 3.3 sq. ft. / gpd □ 3. Large—4.1 sq. ft. / gpd □ 4. Extra Large—5.0 sq. ft. / gpd	L 2. May Be Required L 2. May Be Required Specify only for engl DOSE	d noered systems: gallons	LATITUDE AND LONGITUDE at center of disposal area Lat 43 d 52 m 14 s Lon 70 d 48 m 17 s if g.p.s, state margin of error. $+ -207$
	SITE EVAL	UATOR STATEM	ENT	
I certify that on <u>3-19</u> that the proposed system is the <u>site Evaluator</u> Site Evaluator	-2/ (date) I completed a site evan n compliance with the State of Mai or Signature	aluation on this propu ine Subsurface Was 	erty and state that the tewater Disposal Ru $\frac{3}{\#}$ $\frac{3}{37-2260}$	the data reported are accurate and sites (10-144A CMR 241). 3 - (9 - 2) Date Date
Site Evaluate	or Name Printed	Telephon nfirmed with the Site	e Number Evaluator.	E-mail Address 2 (Page 1 of 3 HHE-200 Rev. 08/2011



55 TORINA Department of Health & Human Services SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION Division of Environmental Health (207) 287-5672 Fax: (207) 287-3165 Town, City, Plantation Street, Road, Subdivision Owner's Name iver RZ Hiran 1125 Stev win SUBSURFACE WASTEWATER DISPOSAL PLAN 20 SCALE: 1" = FT. r v Ser Etisting Elev Fill -56 0' 32.75 q 7 -63 -29:6 76 20' 4" 60 31.5 10 ワタ 1 D Soed FILL REQUIREMENTS CONSTRUCTION ELEVATIONS ELEVATION REFERENCE POINT Location & Description: Cmp Pole 520 With a Nail 29" about the Reference Elevation: Ground -56" Finished Grade Elevation Depth of Fill (Upslope) Top of Distribution Pipe or Proprietary Device -60" 20 Depth of Fill (Downslope) - 85 " ground Bottom of Disposal Area **DISPOSAL AREA CROSS SECTION** Scale Horizontal 1" = 6 ft. Vertical $1^{"} = 6$ fL TOPI 25% 3 Surfa Elev -7 of clean 11/2 Crushed stone uniformed size and level bottom O Place Diversion Ditch uphill of System as needed B Remove vegetation and scarify The original surface (3) Mix fill, when need, to a depth of 6" with The original soil - Transitional (9) Fill shall be gravely coarse sand, 4-8% Passing at 200 sieve orizon (5) install Per The Rules (insulate D. Box if used and Ripe from Tank. Page 8 of 3 23 (3-19-21 HHE-200 Rev. 02/11

Steven Brown

Application #04-121 Site Visit Notes and Pictures April 2021 Dan Hester and John Boland SRCC Site Visit Notes Applicant: Steven Brown, 1125 River Road, Hiram R09-001. Date/time: 2021 April 15, approximately 9:00 AM. John Boland & Dan Hester. Photos by Dan Hester.

Notes for 4 photos:

Brown_20210415_090842.jpg

View of the river frontage (frontage measures approximately 85-90 ft) which is a steep sand bank descending to the river. The stability of this embankment is created because it is just a short distance down-stream from the Mountain Division RR steel girder bridge and the stone abutments have "locked" the river shore in place in this area. I have personally lived near this area for most of the time since 1950 and I can assure that this site has changed very little. (Other than hanging effigies, water slides, and other temporary additions to the bridge.)

Brown_20210415_090848.jpg

However, backing up slightly, the wooden structure is seen to be a platform of some sort that was constructed by a previous owner. We can assume that the platform was constructed to be nearly level and supported by using attachment to three trees. The trees have since grown enough to "pop" the planks off where the tree diameters have increased. More importantly, as John noted, the tree closest to the river is now at a lower level. The river bank where that tree has grown has slumped a couple feet lower, into the river. Even though the weak sand bank has slumped, the trees have remained viable and they still secure the river bank.

Brown_20210415_091138.jpg

The cabin has had expansions and efforts of reconstruction, but I can assure that there was a cabin here since some time in the 1950s. The original cabin was probably a little smaller, but I have no idea of when it may have been enlarged. (I also have recollection that part of the original cabin was of a sort of "log cabin" design. Mr. Brown may find some of that under existing siding.) However, the configuration that we see here has been similar for recent decades.

Between me and the cabin, the ground surface is river sand. You can see the change of color to more of a turf surface at about the middle of the cabin length. I described that this is clear evidence that the river has risen to cover this area of the land, and that this is in agreement with the 1% annual flood area shown on the SRCC mapping. Part of the cabin near the road, and all of the parking area, is outside of the 100-year flood plain. The last time of flooding here may have been in 1987 or 1997.

The disturbed ground area near middle of the cabin is the existing open cesspool. Mr. Brown has an HHE-200 plan for a replacement septic system, and the proposed leach field is near the road, in the area beyond the flood plain.

Brown_20210415_091143.jpg

Turning slightly to the left, the new septic leach field will be installed near the road near far left in this photo. The existing drilled water well is near the other far corner of the parcel, beyond the trucks, beyond the parking area.

The granite posts near the road were installed many years ago by an earlier resident, probably Mr. Rivera. These posts are not actually on the parcel owned by Brown; these were installed too close to the road. The posts are well within the River Road right-of-way. Several of the posts have been broken off, probably by winter snow plowing; a result of the posts having been installed too close to the road.

In this photo, you can see through wide "window" openings of the porch that is near to the road. Mr. Brown has proposed to modify the porch by reconstructing those openings to have enclosure walls, and to use part of the porch as a bedroom. This is not an issue for SRCC as long as the number of bedrooms is no more than two, since that is the requirement of the HHE-200. The reconstruction of the porch is an issue to be considered by the Town of Hiram Code Enforcement Officer.

John can confirm, add to, or correct any of what I have reported.

Respectfully submitted, Dan Hester. (2021 April 19.)













Steven Brown

Application #04-121 SRCC Screenshots

SRCC_Maps - January 2020

with Web AppBuilder for ArcGIS

Saco River Corridor Commission RCAP Solutions, Inc



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(1 of 6)			×
Parcels_2015			
TOWN	Hiram		
COUNTY	Oxford		
GEOCODE	17150		
STATE_ID	17150_R09-0001		
MAP_BK_LOT	R09-0001		
PARENT			
PROP_LOC			
PROPLOCNUM	0.00		
TYPE	Parcel		
FMUPDORG			
FMUPDAT	4/1/2011		
FMSRCORG	MUSKIE		
Zoom to			

R08+0001 60ft -+- -70.803 43.870 Degrees



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No Digital Data Available

MAP PANELS Vinmapped

NO SCREEN Area of Minimal Flood Hazard Zone X

Effective LOMRs

Area of Undetermined Flood Hazard Zone D

OTHER AREAS OF

FLOOD HAZARD

Othenwise Protected Area

0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone x*

Future Conditions 1% Annual Chance Flood Hazard Zone XArea with Reduced Flood Risk due to Levee. See Notes, Zone X

Area with Flood Risk due to Levee Zone D

 17.5
 Water Surface Elevation

 ()- - Coastal Transect

 Base Flood Elevation Line (BFE)
 Limit of Study

 Limit of Study
 Jurisdiction Boundary

 ---- Coastal Transect Baseline

 OTHER
 Profile Baseline

 FEATURES
 Hydrographic Feature

 GENERAL

 Channel, Culvert, or Storm Sewer

 STRUCTURES
 Levee, Dike, or Floodwall

OTHER AREAS

SRCC_Maps - January 2020

with Web AppBuilder for ArcGIS

Saco River Corridor Commission RCAP Solutions, Inc



Layer List	≈ ×
Layers	Q₹
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ME_SRCC Towns	•••
▶ River_Saco_Edited	•••
▶ 🗹 River_LittleOssipeeFlowlinesDigitized	•••
Parcels_2015	•••
SRCCDistrictCats	•••
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Hubbard Family Trust

Application #09-097

PROJECT DESCRIPTION

1. The applicant is seeking a permit to construct a detached garage, patio, walkways, and pond/streams approximately 138 feet from the normal high water line of the Saco River in Limington.

SITE LOCATION/DESCRIPTION

- 2. Location: Lot #70A-1 and 2, (Map #R9), 14 Ossipee Trail in Limington, Maine.
- 3. The lot has 600 feet of frontage on the Saco River.
- 4. This property is located within the Limited Residential and Resource Protection Districts.
- 5. The existing residence is approximately 158 feet from normal high water line of the Saco River.
- 6. The existing residence does not appear to be within the 100-year floodplain, but it does appear to be within the Resource Protection District. The proposed accessory structures appear to be within the Resource Protection District.

ISSUES

- 7. The area of the Resource Protection District that does not follow the 100-year floodplain is located on the original maps. The staff believes that the 250-foot area of Resource Protection District that follows the shoreline is included due its proximity to Chick-Game Preserve Road per the Findings of Fact and Districting for the Town of Limington *(included in packet)*. When the Commission issued the original Permit (#09-087) to Doug and Sheila Hubbard in February 2017, it does not appear that the Resource Protection District was identified.
- 8. The applicant proposes a 24 x 28-foot detached garage to be located approximately 260 feet from the normal high water line of the Saco River. Without identifying the location of the home and proposed garage on site, the staff is still uncertain if the garage is proposed in the Resource Protection District.
- 9. The proposed patio on the side of the house closest to the river is setback approximately 138 feet from the Saco River.
- 10. The applicant proposes several ponds and streams with the closest to be located approximately 145 feet from the normal high water line of the Saco River.
 - a. Pond Expansion $E 8 \ge 14$ -foot pond with 30-foot stream with EPDM liner.
 - b. Pond Expansion $F 10 \ge 26$ -foot pond with 2 streams
- 11. The original site plans and HHE-200 from Permit #09-087 indicate that the septic system may be located underneath some of the proposed ponds/streams.

ANALYSIS

12. January 14, 2022, site visit notes from John Boland for the time extension review indicate that the stakes for the residence that had not been built at that time were setback 158 feet from the Saco River. The recorded setback was changed from 175 feet to the measured 158 feet.

- 13. All proposed activities meet the 500-foot aggregate limit system as the applicant has 600 feet of frontage and no activities are within 100 feet of the Saco River.
- 14. Past permitting on the lot includes Permit #09-087, Doug and Sheila Hubbard to construct a single family residence 158 feet from the Saco River.





35 . 24×20 GARHGE

36 EXPANSION E 8×14 "POND E 30' STREAM EPOM LINED 37 EXPANSION F 10×26 PUND W/2 STREAMS







Hubbard Family Trust

Application #09-097

Correspondence

April 21, 2022

CRAIG HERRICK P.O. BOX 248 STANDISH, ME 04084

Dear Mr. Herrick,

It is my understanding that you are the representative for the Estate of Doug and Sheila Hubbard and the one currently managing the property at 14 Ossipee Trail in Limington, Maine. As this property is within the Saco River Corridor, as defined by the Saco River Corridor Act, Title 38 M.R.S.A. §951, et. seq., any activity that could potentially impact water quality, wildlife habitat, or the character of the waterbody requires prior approval and permitting from the Commission.

Our office received a report of a potential violation at 14 Ossipee Trail on April 13th, 2022. The report indicated that an excavator was seen close to the shoreline of the Saco River. Upon receiving the report, our Limington Commissioner visited the site and reported that he informed the party present that they were potentially in violation of the Saco River Corridor Act and they agreed to halt activity.

Our Compliance Evaluator visited the site on April 14th, 2022 and spoke to the party present. It was determined that one tree had been removed along the shoreline.

In response to recent events, our office would like to ensure that you have a copy of Permit #09-087, issued May 10th, 2021, to Doug and Sheila Hubbard. The enclosed permit details the activities allowed on this property. For any activities not covered under this permit, including any future tree removal, prior approval and/or a permit is required from the Commission. More information about activities allowed within the Saco River Corridor are also available on our website, srcc-maine.org.

Additionally, we request that you contact our office so we can transfer this permit to the current owners of the property. If all activities outlined in the permit have been completed, please return the Completion of Construction form enclosed so we can conduct a compliance check and close the permit.

If you have any further questions, please feel free to call our office at 207-625-8123 or email us at srcc@srcc-maine.org.

Sincerely,

Haley Monroe

Administrative Assistant

Hubbard Family Trust

Application #09-097 Previous Permit #09-087



Saco River Corridor Commission

"Communities Working Together To Protect Our Rivers"

COMMISSION ORDER IN THE MATTER OF

DOUG AND SHEILA HUBBARD 3648 S. CEDAR CREEK LANE NEW PALESTINE, IN 46163 APPLICATION #09-087

SACO RIVER CORRIDOR ACT FINDINGS OF FACT AND ORDER

The Saco River Corridor Commission, created by the Maine State Legislature in the Saco River Corridor Act, Title 38 M.R.S.A. Section 951, et. seq., hereinafter referred to as the "Act," at a meeting held on January 27, 2021 via Zoom Webinar, and after a review of the application and supporting documents makes the following findings of fact:

PROJECT DESCRIPTION

1. The applicant is seeking a second time extension for a permit to construct a 28 foot by 34 foot single family residence located 158 feet from the normal high water line of the Saco River.

SITE LOCATION/DESCRIPTION

- 2. Location: Lot #70A-1 and 2, (Map #R9), Ossipee Trail in Limington, Maine.
- 3. The lot has 600 feet of frontage on the Saco River.
- 4. This property is located in the Limited Residential and Resource Protection Districts.
- 5. The home will not be located within the 100-year floodplain.

OTHER

- 6. The applicant reports they moved to Indiana but are planning to move back and would like to construct a smaller residence than originally planned.
- 7. The applicant has reduced the size of the residence footprint from 42 feet by 44 feet to 28 feet by 34 feet.
- 8. The applicant has submitted a valid HHE-200 and proposes to drill a well.
- 9. The Subsurface Wastewater Disposal Plan indicates that the property is suitable for a 1,000 gallon regular concrete tank with a 900 square foot medium size stone bed disposal field as designed by Kenneth Gardner, dated January 14, 2019.

311
BASED ON THE ABOVE FINDINGS, as determined at a duly noticed Commission Meeting, the Commission draws the following conclusions:

- 1. The applicant has shown the proposed design to be within the meaning of the Act.
- 2. The proposed use will not unreasonably involve any of the factors enumerated in Section 959-A(1)(A)-(K) of the Act.

THEREFORE, the Commission APPROVES the application of Doug and Sheila Hubbard, #09-087, to construct a single family residence and accessory structures on the property owned by them, provided the activity is carried out according to the application and UPON THE FOLLOWING CONDITIONS:

- 10. Standard Conditions of Approval (copy attached).
- 11. Other conditions as decided by a vote of the Commission at a duly noticed Commission Meeting.
- 12. The residence will be no closer than 158 feet from the normal high water line of Saco River.
- 13. The proposed driveway, depicted in the HHE-200, will be constructed with gravel.

Any appeals from this decision, including any of its conditions, shall be taken pursuant to Section 968 of the Act, except that no appeal pursuant to Section 968 of the Act shall be taken from a decision of the Commission which decision was made without a public hearing until a request for reconsideration has been submitted to the Commission and the Commission has made a final determination in the matter. Any person wishing to file an appeal or to request reconsideration must do so within 30 days of the Commission's written decision and order. Requests for reconsideration must be submitted in accordance with applicable Commission regulations. All permits to be valid, must meet all federal, state, and local ordinances and regulations.

DONE AND DATED AT CORNISH, MAINE THIS 4TH DAY OF MAY 2021.

alueu

Benjamin Pinault, Chairperson

Dated





Hubbard Family Trust

Application #09-097 January 2021 Site Visit Pictures











Hubbard Family Trust

Application #09-097 SRCC Screenshots with Web AppBuilder for ArcGIS

Saco River Corridor Commission RCAP Solutions, Inc







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Contents

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Drawing Order

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Porter Parcel_SCANNED

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- ▲ 🖌 Waterboro Parcels_SCANNED
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- ▷ ☑ DistrictCategories
- ▶ Conservation Lands
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- ▲ 🗸 FEMA_FIRM_Merged_ ZONE
- A: 100yr w/o depth AE: 100yr - w/o depth AO: 100yr - depth 1-3ft D: Undetermined but possible VE: 100yr - Velocity Hazard Saco_FloodZones_2006 Maine_PublicWaterSystems
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