



Permit Fee \_\_\_\_\_  
Date Paid \_\_\_\_\_  
Receipt # \_\_\_\_\_

**Town of Readfield**  
Readfield, Maine 04355  
(207) 685-4939

Map 134 Lot 25

**Planning Board**  
**Land Use Permit Application**

The undersigned applies for approval of the Readfield Planning Board as follows:

1. Applicant / Owner:	Agent (if any):
Name_ Scott & Dawn Morash _____	Name ___ Justin Morgan, RA _____
Address_ 111 Mayo Rd _____	Address ___ 10 Grand St. _____
_____ Readfield ME 04355 _____	_____ Augusta ME 04330 _____
Phone# (W) _ (207) 590-5197 _____	Phone# (W) _____
(H) _ (207) 590-5197 _____	(H) _ (207) 242-3650 _____

Email for applicant/agent smorash1@roadrunner.com / morganjustinf@gmail.com

**Note:** Property owner must provide written authorization if he/she wishes to be represented by an agent. Such authorization may be provided either by signing this application, or by providing authorization by means of a separately signed statement included with the application.

2. Physical location of property: 111 Mayo Rd. Readfield ME 04355

3. Please describe what you are proposing to do: \_\_\_\_\_  
Construct new single-family residence and demolish existing residence.  
\_\_\_\_\_  
\_\_\_\_\_

4.. What land use district, e.g., rural residential, is the property located (as defined in Article 7 of the Land Use Ordinance (LUO) and depicted on the Land Use Map)?  
Shoreland Residential

5. What is the existing use of the property (see Table 1/Table of Uses, Article 7, of the LUO)?  
Single-Family Dwelling

6. What is the proposed use of the property as best described from Table 1/Table of Uses in Article 7?  
Single-Family Dwelling

7. Lot Width 175' Lot Depth 123' Lot Area in Acres (1 acre = 43,560 sq. ft.) 0.6 acres

If a structure is proposed to be built, or expanded, list the following:

Type of Structure(s)	Length	Width	Height
Single Family Dwelling	55'	35'	25'
Garage	28'	30'	25'

**Non-Conforming Structures**

Questions to answer if you are seeking a permit to expand, relocate, reconstruct or replace a non-conforming structure or are seeking a permit to build a new, enlarged or replacement foundation beneath an existing non-conforming structure. (See Article 11 of the Land Use Ordinance for definition of "non-conforming.")

- A. For an expansion of a structure, please list the total floor area for all portions of the structure(s) located between 25 to 75 feet from the normal highwater line of the water body, tributary stream, or upland edge of a wetland: 0. (Please attach a worksheet showing how you calculated the total floor area. The term "floor area" is defined in Article 11 of the Land Use Ordinance.)
- B. For an expansion of a structure, please list the total floor area for all portions of the structure(s) located between 75 to 100 feet from the normal high-water line of the water body: 1432. (Please attach a worksheet showing how you calculated the total floor area. The term "floor area" is defined in Article 11 of the Land Use Ordinance.)
- C. If you plan to put in a new, enlarged or replacement foundation below a non-conforming structure OR if you are seeking to relocate, reconstruct or replace a non-conforming structure, please describe whether the foundation or structure can be located further from the water to meet, or come closer to meeting set-backs, and if not, explain why it cannot be moved further back.

New foundation cannot be moved any further back from shoreline due to side and rear setbacks. 1432 sf of floor area occupy the area located between 75 to 100 feet from normal high water line.

- D. For structures in the Shoreland Residential, Resource Protection or Stream Protection zones, please show how the proposed development does not result in exceeding the 20% lot coverage maximum. See Article 11 of the Land Use Ordinance for definition of "lot coverage."

Building footprint (3290SF) + Gravel driveway footprint (1080SF) = Total impervious (4370 SF)  
Total impervious (4370 SF) / Lot Size (26120SF) = 0.167 x 100 = 16.7%

I certify that the foregoing, and the attached materials including responses to review criteria, are true, correct and accurate to the best of my knowledge.

Signature of Applicant / Owner \_\_\_\_\_ Date \_\_\_\_\_

Signature of Agent (if any): [Signature] Date 4/23/21

IMPERMEABLE SURFACE AREA CONFORMS TO  
SECTION 6 OF TOWN OF READFIELD LAND USE  
ORDINANCE (LIMIT = 20%)

*Proposed House and Garage = 2735 ft<sup>2</sup>*

*Existing gravel driveway = 608 ft<sup>2</sup>*

*Proposed gravel driveway = 545 ft<sup>2</sup>*

*Property Size = 19418 ft<sup>2</sup>*

$$\frac{2735 \text{ ft}^2 + 608 \text{ ft}^2 + 545 \text{ ft}^2}{19418 \text{ ft}^2} = 20\% \text{ ImperVIOUS Surface}$$





