

Type of Structure(s) Storage Building	Length 110' 10/13	Width 22' 20	Height 10'
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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: N/A. (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: N/A. (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.
N/A

- 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**."
N/A

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 *John P. Kelly* Date 10/12/2021

Signature of Agent (if any): _____ Date _____

Pause & 11/2/21

Description of Project:

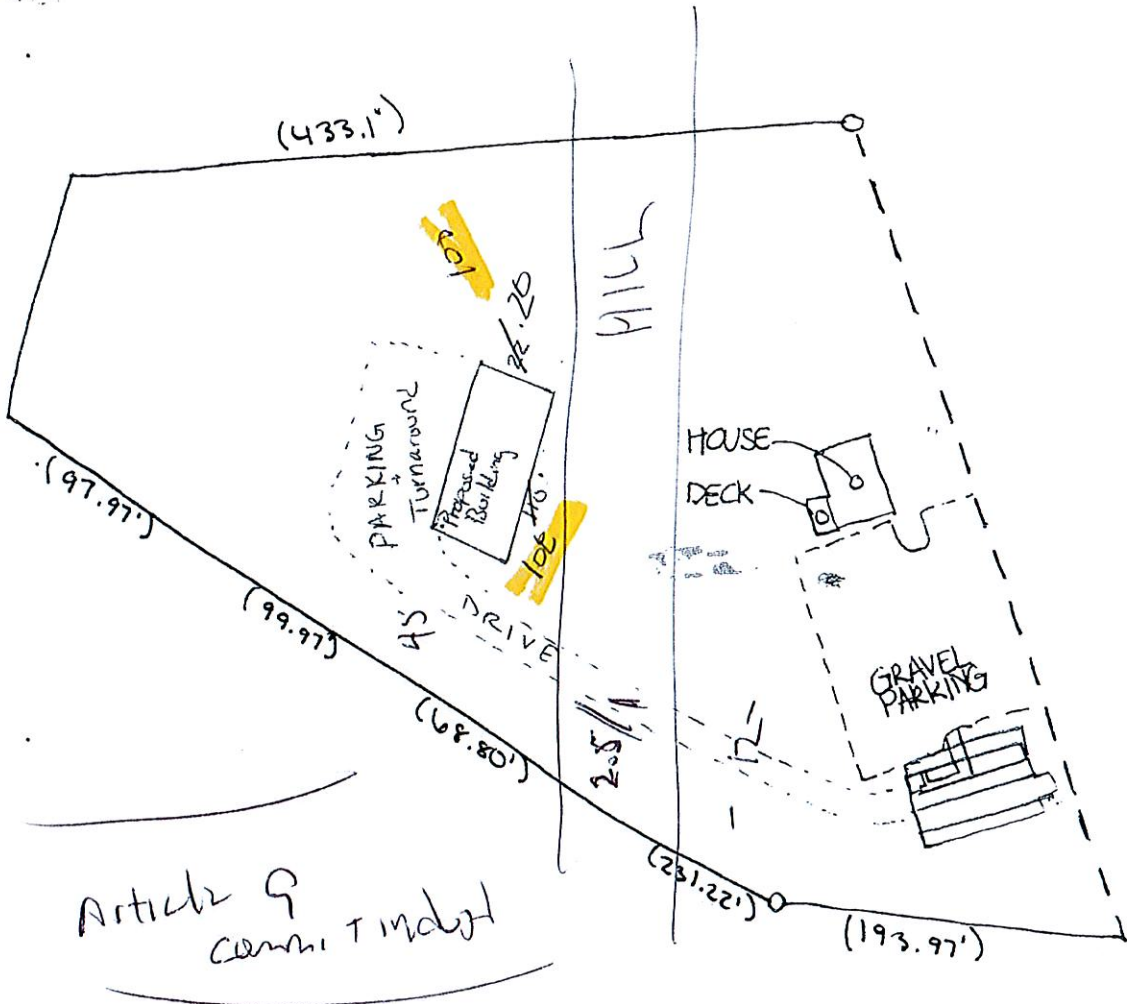
Currently there is a Multi-Family Dwelling and Storage Building on site with climate controlled and regular storage units. Over the year I have gotten several requests for outside storage units but due to capacity issues I have been unable to help them and usually have a long waiting list. Due to the overwhelming requests I wish to expand and build a second storage building – proposed size 110' x 22' x 10'

Rev. 20' x 100'

The building will be built out back, below grade to avoid seeing it as much from the Main Rd. I plan to construct it with either wood and metal sides or regular wood sides with 10 access doors.- Metal roof.

Allowed square footage is 5000 for commercial operations in Village zoning- I'm asking for an approval ~~from the planning board for the additional overage of 318 sq-feet.~~

STRIKE Revised
to
fit



1" = 100'

63 Iz-
 14 ~~sec~~ 3 12

- Road
 - Slopes

driveway size - paved
 steps
 - distances

Applicant: Town of Readfield

**Planning Board Review Criteria
Questionnaire**

1. State how the proposed activity will not have an undue adverse affect on:
 - a) the scenic or natural beauty of the area, **Plan to build below Grade**
 - b) any historical sites that may be located on the property, *N/A*
 - c) any significant wildlife habitat, *N/A*
 - d) any public rights for physical or visual access to any shoreline, *N/A*
 - e) any rare and irreplaceable natural areas, *N/A*
2. a) What other Town, State or Federal permits will be required for this project? **None**
 - b) Do you intend to apply for these permits? *N/A*
 - c) Are you committed to conducting this activity and subsequent use of the property in conformance with all applicable Town, State and Federal laws, rules, regulations and ordinances? **YES**
3. State how the proposed activity will: **Landowner/builder certified in Erosion control, will take necessary precautions to avoid stormwater or erosion issues. Neither are anticipated with the current slope and ground conditions**
 - a) prevent stormwater from giving rise to soil erosion both during and after the development,

(In this regard you may reference the appropriate erosion control or stormwater management books available at the Town Office)
 - b) reasonably conserve the land's capacity to hold water,
4. State what impact the proposed activity will have upon the Town's public services and facilities. This may include, but not be limited to the amount and type of anticipated traffic, requirements for emergency services, effects relating to public education, etc. **Do not anticipate any strain on public services or increase in traffic.**
5. a) What financial resources (including mortgage commitments) do you have to assure the completion and implementation of this project in compliance with the Land Use Ordinance? **Landowner has means necessary to complete project.**
 - b) What technical support will be used in connection with any design, development or use of the project? **No technical support needed**

6. a) Is any portion of the subject property located within, or affected by any flood areas as depicted on the Federal Emergency Management Agency Flood Insurance Rate Map? **NO** (These Flood Maps are available for your reference at the Town Office).
- i) If the answer to question (a) is yes, do you intend to include any portion of your development within the boundaries of the flood plain, including any structures or buildings, wells, wastewater disposal systems, or any storage or placement of property stockpiling of materials? _____
- ii) If the answer to question (i) is yes, how do you intend to develop this project (including it's subsequent use) to comply with the Floodplain Ordinance of the Town of Readfield? _____
7. a) Does your proposed development or use include any alteration of or impact to any wetland? **NO** If the answer to this question is yes, describe how you intend to minimize this impact?
- b) Are you aware that any wetland alteration requires additional permitting on the State or Federal level and will you be applying for those? **YES**
8. What part of your development or use will rely on or could impact groundwater? **None**
9. a) State the nature of solid waste your proposal will generate both during development and the subsequent use of the property. **N/A- waste removal bin on site if needed by customers**
- b) Will this solid waste be taken to the Town Recycling Station? **NO** If so, how will the Town be compensated for handling such waste?
- c) If the solid waste is not to be taken to the Town Recycling Station, how do you plan to dispose of it?
10. Do you intend to connect to any public water supply? **NO**
11. a) What impact, if any, could the proposed activity have on adjacent properties and their uses. State whether any noise, glare, fumes smoke, dust, odors, or other affects will be generated. **Slight noise during construction, after completion anticipate the same amount of noise.**
- b) Describe the anticipated extent of these impacts and how you intend to buffer or reduce them to a level acceptable to adjacent properties.
12. a) What is the approximate percentage of slope of the land? **2%**
- b) What is the nature of the soils?
- c) What is the nature and extent of the existing vegetation on the site of development or use? **Grass and some Trees**
13. a) What is the nearest waterbody (lake, pond, stream, or brook)? **Maranacook**
- b) What is the least distance between the waterbody and the project site? **Not an adjacent parcel- Camp KV is on backside.**
- c) What part of your project could impact one of these waterbodies? **None**
- d) How do you intend to minimize this impact? **N/A**

14. How do you intend to provide for the adequate disposal of sewage and wastewater in order to comply with the requirements of the State Plumbing Code? **Drainage for wastewater, no septic needed.**
15. Describe or illustrate on a separate paper how you intend to control and manage any additional stormwater resulting from this project or use. You may reference the publication, "Stormwater Management for Maine, Best Management Practices" published by the Department of Environmental Protection (1995) and which is available for reference at the Town Office.

NOTE: If the project results in 20,000 sq. ft. or more of impervious area in the Maranacook Lake watershed or more than one (1) acre in the other lake watersheds, or more than five (5) acres of disturbed area in either watershed, a Stormwater Management permit from the Department of Environmental Protection will be required.

16. What will your water requirements be for this use and what will be your water source? **None**
17. What types and amount of additional traffic do you expect as a result of this use? **No major impact**
18. What are your plans for permanent access to the site of the proposed use? **Access already established**
19. Does your proposed development or use cross the Readfield town line? **NO**
If so, into which town?
How will you avoid causing unreasonable traffic congestion or unsafe conditions as related to the use of that town's public ways?
20. What is the estimated depth-to-frontage ratio of the lots you propose to create or develop?^{N/A}
21. Has a representative of the Readfield Fire Department reviewed your proposal? **NO**
22. Are there currently any enforceable land use violations associated with this property? **NO**
23. If your project involves the construction of a road has the road design been approved by the Road Committee? **N/A**

Abutters

#121-019 Katrika Wright-Brower 896 Main St Readfield, ME 04355

#121-021 Jana & Dale Willman 860 Main St, Readfield ME 04355

#121-018 Camp KV 916 Main St Readfield, ME 04355. Mailing C/O Jim Nichols 878 West River Rd,
Augusta ME 04330

#121-004 Valerue Pomerleau 863 Main St Readfield, ME 04355

Directions:

From Town Office take right onto Old Kents Hill Rd. At stop sign take left onto Rt 17 and follow for approximately 1.6 miles until you reach 866 Main St. It will be on your right.

Additional CEO comments on Revised Cushing Storage Application.

Cushing storage proposal:

Current Storage = 2820

$$40 \times 68 = 2720 + 10 \times 10 = 100 \quad 2820$$

Proposed Original New Storage = 2420

$$110 \times 22 = 2420$$

ORIGINAL TOTAL PROPOSED 5240

Total Allowed 5000

Applicant has revised his ask for new addition

108 x 20 = 2160 new revised plus current storage 2820

REVISED TOTAL PROPOSED = 4980

LUO

Article 7 Section 5 Table 1 INDUSTRIAL footnote 3

3. Structures for **Commercial and Industrial uses allowed in the Village, Village Residential, Rural, Shoreland Residential, Stream Protection, and Resource Protection Districts shall not be greater than 5,000 square feet in total floor area.**

FOR PLAN OF HIGHWAY, SEE:
 KENNEBEC COUNTY REGISTRY OF DEEDS
 PLAN BOOK # 19,
 PAGE # 102.

LAND OF:

KARLENA M. WRIGHT
 BK # 10403, P # 267

LAND OF:
 AMBER M. AUGOIN
 BK # 18459, P # 9

LAND OF:
 JANIA L. WILDMAN
 BK # 10474, P # 20

NOTE ~

THIS PLAN
 STANDARDS FOR
 ESTABLISHED E
 FOR LAND SURV
 1) NO WRT.
 2) NOT ALL

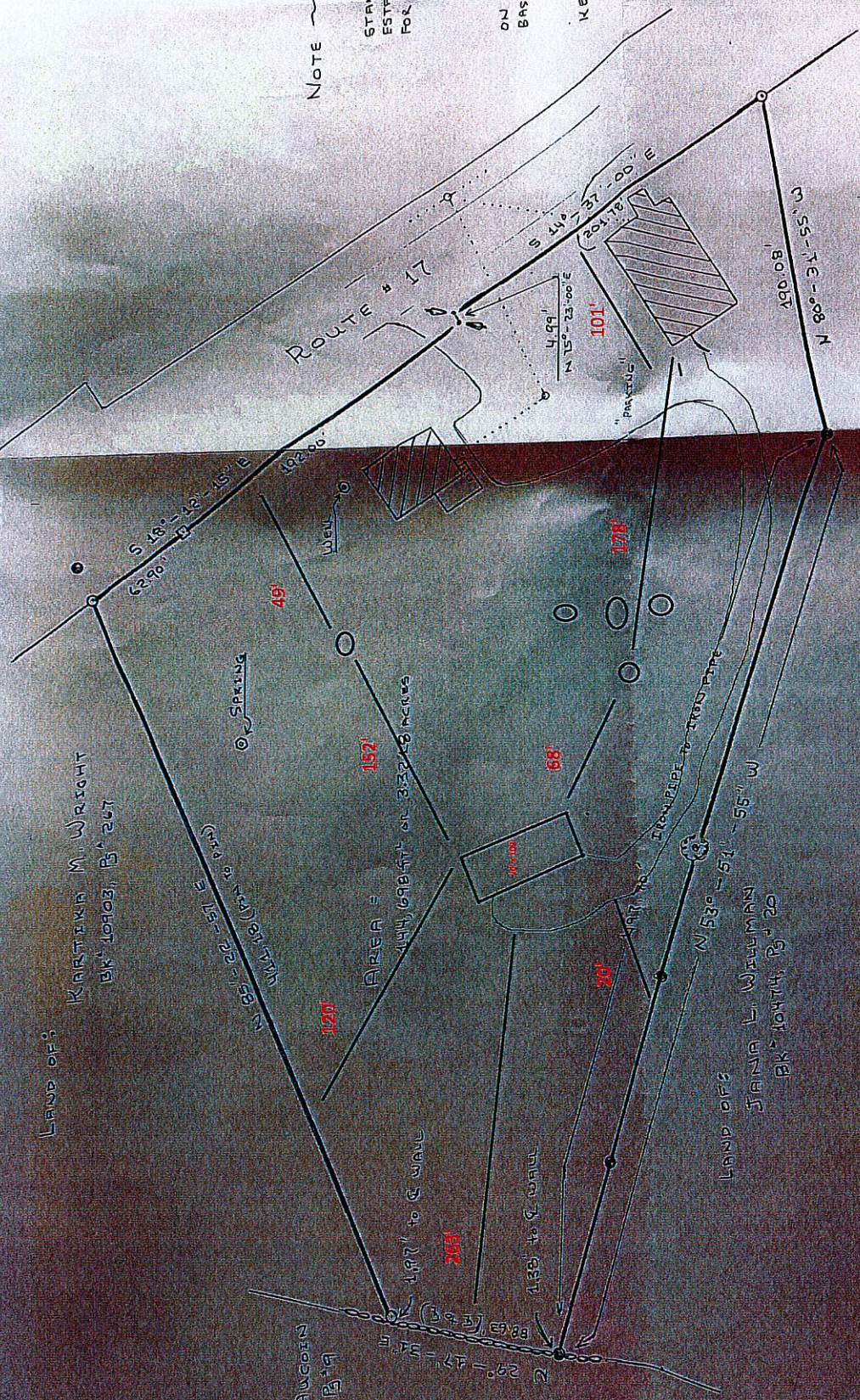
THIS PLAN
 ON 11/2/20 AM
 BASED ON MAP

ALL 800
 KENNEBEC C

SOURCE DEED ~

ART FAIR
 TRUSTEE
 TO CUS
 KENNEBEC
 BOOK # 131
 JANUARY

LEGEND ~



Route # 17

AREA = 152'
 444,698 sq ft or 332.8 acres

IRON PIPE

N 53° - 51' - 55" W

N 80° - 31' - 55" W

4.99'
 N 15° - 23' - 00" E

101'

8 1/4'
 S 41° - 37' - 00" E

201.18'

"PARALLEL"

190.08'

120'

152'

178'

188'

203'

263'

135' to E WALL

135' to E WALL

135' to E WALL

135' to E WALL

135' to E WALL

135' to E WALL

135' to E WALL

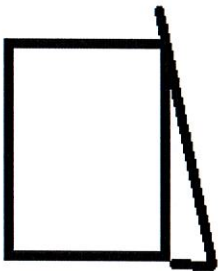
135' to E WALL

135' to E WALL

135' to E WALL

135' to E WALL

135' to E WALL

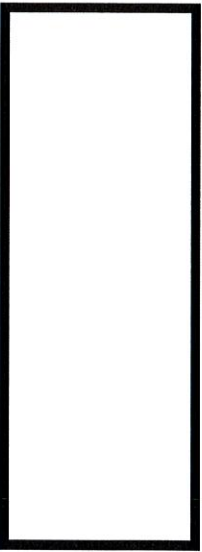


rough sketch of side

20'

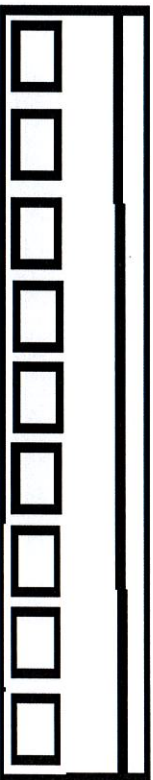
10'

rough aerial view



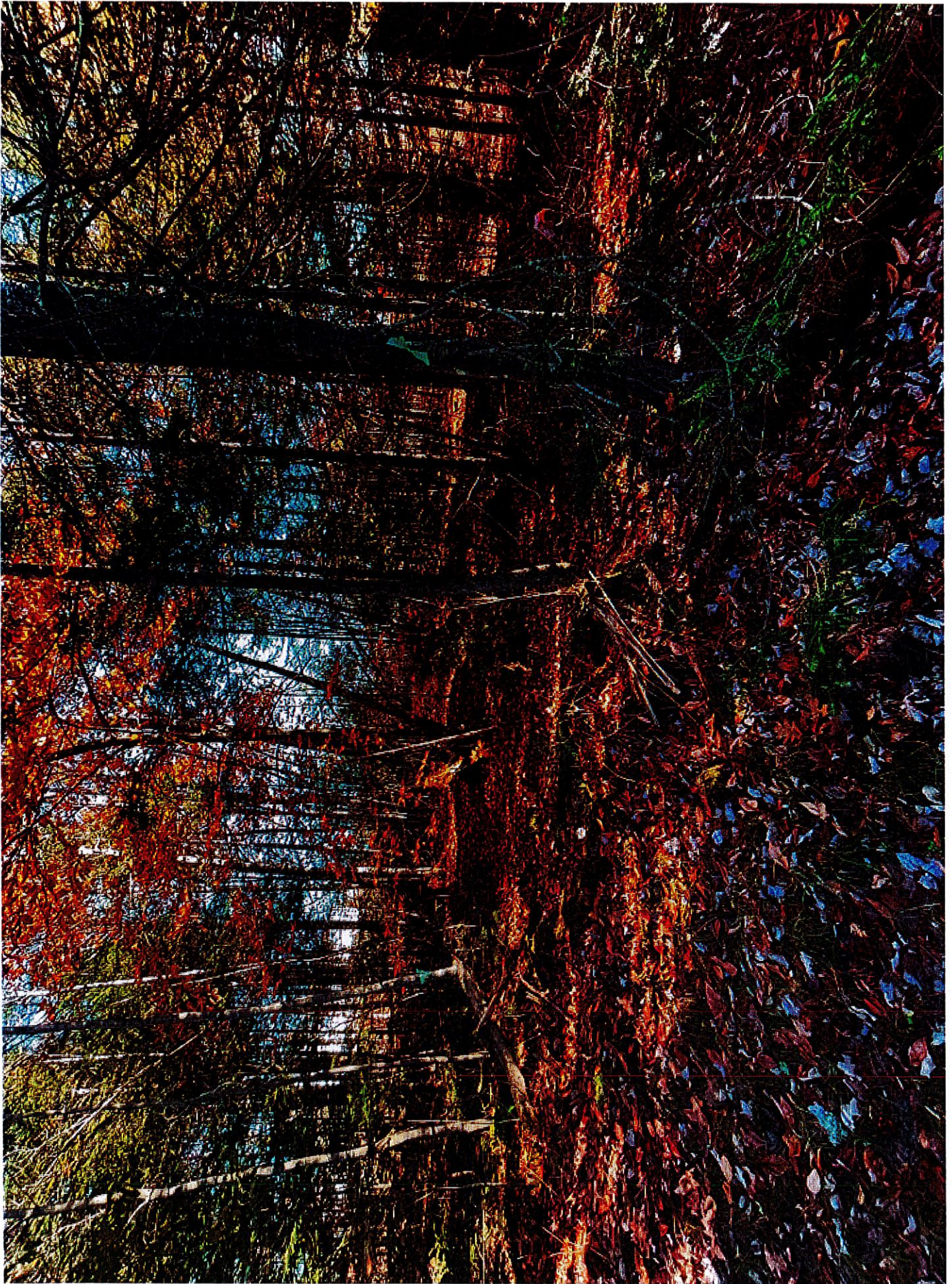
100'

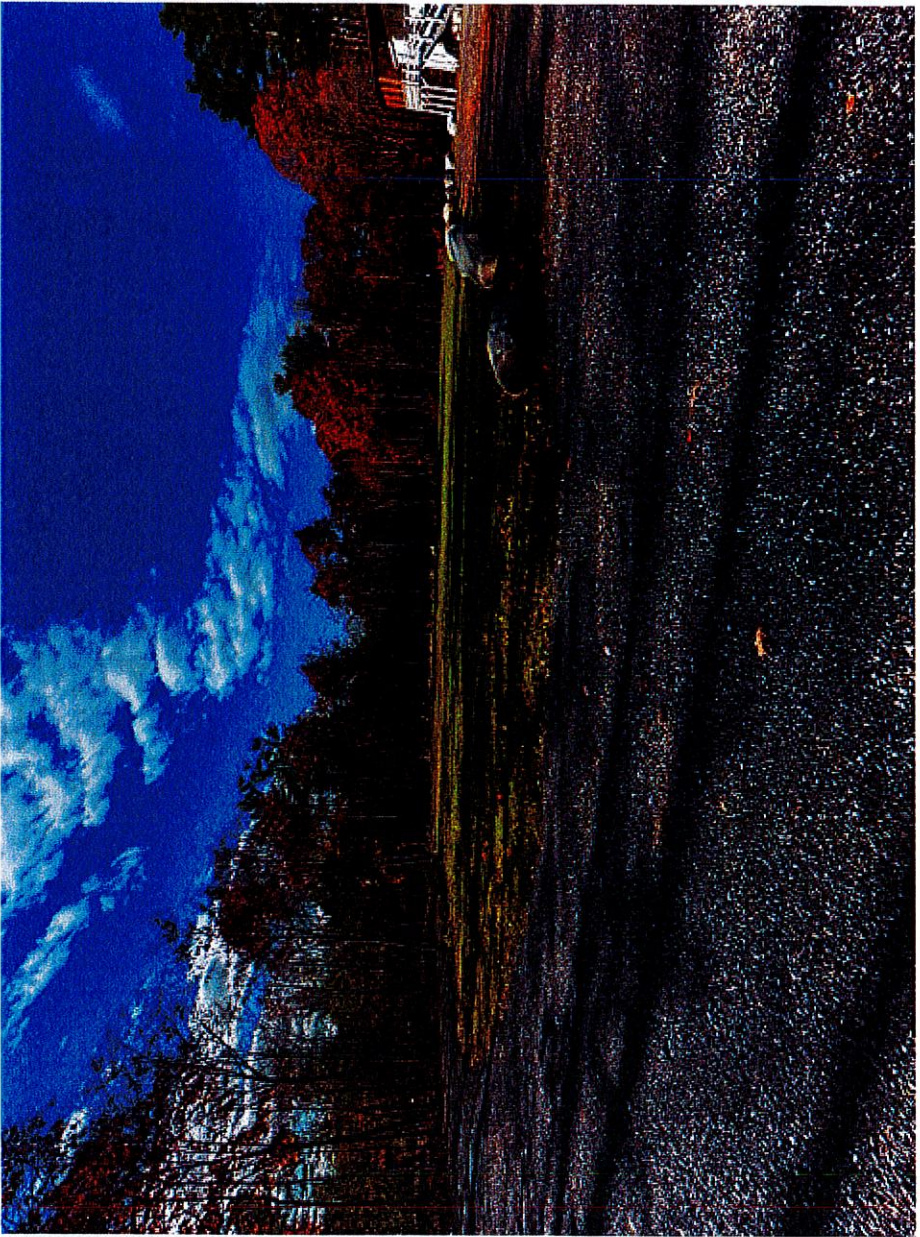
20'



Building will have 9-10
Units

Cushing Storage & Rentals - New Building
rough sketch-





TOWN OF READFIELD, ME
APPLICATION FOR BUILDING,
SIGN, OR USE PERMIT

8 Old Kents Hill Rd.
Readfield, ME 04355 Tel: 685-3290

Permit No. _____
Permit Fee _____
Date Pd _____ Rec. # _____
Date Issued _____
Ext. Plng. Permit# _____
Int. Plng. Permit # _____
E-911# _____

The undersigned hereby applies for a permit for the following construction or use of property, said permit to be issued on the basis of the information contained within this application and in accordance with all applicable local and State laws. The applicant certifies that all information and attachments to this application are true and correct and authorizes the Code Enforcement Officer to verify on-site any and all information contained herein.

Any permit issued on the basis of this application is subject to appeal to the Board of Appeals for 45 days from the date of issuance, pursuant to Article 2, Section 1.C of the Readfield Land Use Ordinance. You are advised to inform, *in advance*, your abutters or anyone else who may be directly impacted about the nature and extent of your proposed construction or change of use to your property herein applied for. This notification is your responsibility.

1) **Property Owner:**
Name: Cushing Storage + Rentals LLC Phone 207-685-7328
Mailing Address: PO Box 3171 Readfield Zip: _____
E-mail address: Cushing.construction@yahoo.com

2) **Applicant:** (if not owner, proof of right, title, or interest required, i.e. letter of authorization, purchase/sale agreement, etc.)
Name: John Cushing/Owner
Address: _____ Phone 207-242-8075

3) **Contractor:** _____ Phone: _____

4) **Street Address of Property** (If different from mailing address): _____
Tax Map No. 121 Lot No. 020 Zoning District Village

5) **Lot Size:** Road Frontage 430' Depth 537' Area 3 acres Shore frontage N/A
Is this a new lot created from the division of another lot or parcel within the previous 5 years? _____

6) **Existing use of property:** Industrial/Residential

7) **Proposed Project Description and/or Use of Property:**
Build second storage building

Dimensions 20' x 108' #rooms _____ # bedrooms N/A # baths N/A # stories 1

Height of building from the finished grade at the downhill side to the highest point (exclude chimneys) 10 ft.

Foundation: full _____ partial _____ frost wall _____ slab X columns _____ other _____

8) **If structure is a dwelling, is it:** (1) Year-round _____ (2) Seasonal _____

9) **Will proposed structure be used as the applicant's dwelling or accessory to it?** N/A

10) **If structure is a mobile home, what is the make?** N/A
year? _____ Where is it being moved from? _____

11) **If structure is a modular home, what brand?** N/A

12) **Sewage disposal:** Existing N/A Proposed _____
(If proposed, please include copy of Site Evaluator's report & design)

13) **No. of existing dwelling units on property?** 1

14) **Is proposed project located in a floodplain, as identified on the Flood Insurance Rate Map?** NO (If yes, have you applied for a Flood Hazard Development Permit? _____)

15) **Is proposed project located within a Shoreland Zone?** NO If so, and if the proposed project involves the expansion of an existing non-conforming structure, how many total square feet of existing and proposed floor area for all structures will be within:

- (a) 25-75 feet of the normal high-water line of a waterbody or the upland edge of a wetland? _____
- (b) within 75-100 feet of the normal high-water? _____

(OVER)