

**Application for Designation as a Commercial, Industrial
and/or Infrastructure district in the Town of Readfield**

(Attach additional sheets for responses that exceed the space allotted below.)

1. Name, address, phone and email address of the applicant and/or the applicant's authorized representative:

Cushing Storage & Rentals LLC- John P Cushing 207-242-8075

P.O. Box 171 Readfield, ME 04355 cushing_construction@yahoo.com

2. What is/are the map(s) and lot(s) number(s) proposed for designation as a Commercial, Industrial and/or Infrastructure district (CID)?
Map 121 Lot 020

3. What is the physical street address for this property? 866 & 874 Main Street

4. What is the current zoning designation for the property? Village

5. What is the applicant proposing for the use of the property? Provide a list and description of those uses planned to be developed in the CID.

Currently the property is operating under two Land uses- Residential
Multi-Family Dwelling and Warehouse/Storage. We plan to continue that
same usage but we would like to add two additional buildings for storage use.

6. What is the total square footage of the proposed structure(s)?

7,000 square feet- two structures (2,000 & 5,000)

7. Are there any current structures on the lot(s) proposed for development? If yes, please explain and set forth the measurements of all existing and proposed structures.

Yes, three existing buildings. The recently constructed building 110' x 22'

The original building converted for storage 40' x 68'- with a 10' x 10' front entry
and the two apartments which are 30' x 40' with an upper deck not included in
ground square footage.

8. Using the Table of Uses, Article 7, Table 1, what listed use(s) is the applicant proposing?

Residential Multi-Family Dwelling & Industrial Warehouse and Storage

9. Is the proposed use an *allowed* use of the property under the current Table of Uses for the zone in which the project is to be located? (For example, if a warehouse is proposed for a lot located in the Village zone, are warehouses an allowed use in the Village zone?)

Current and proposed use are allowed in the Village district with Planning Board Approval

10. Please explain how the proposed use is consistent with the current Town of Readfield Comprehensive Plan. Include, in part, citations to and discussion of, the specific sections of the plan that may be relevant to your application and that support your proposed use.

The Town has taken extensive time to evaluate the area and propose the best parcels for expansion. The proposed CID is located in the growth area as shown on the Basic Future Land Use Map 2023 Comprehensive Plan (pg 265) and the proposed use will be consistent with its current allowed use.

11. Please explain how the proposed use is compatible with the surrounding area with respect to rural character, existing uses and anticipated development.

The parcel location is on a piece of land with a downhill grade that allows construction without negatively impacting the visual aesthetics that the Town currently has. The existing use allows for warehouse/storage along with a Multi-Family Dwelling. The use of surrounding properties is currently residential and the new storage will be in a place that is hidden from view.

12. Please describe any measures you are proposing to mitigate the impact of the proposed development. (For example, will there be a natural buffer to screen the development from view?)

We have every intention of maintaining a buffer as large as possible between neighboring property to allow current residents to maintain their desired level

of privacy. Currently there is a wooded area between the properties and we will be removing as little amount of trees as possible.

13. Please explain how the proposed use or activity will serve the public good, safety or welfare of the Town of Readfield.

Town residents need access to storage when moving, renovating and occasionally to store larger objects that they don't use during the whole year. We give residents the option to store their cars, motorcycles, snowmobiles and personal items at a reasonable rate that is consistent with other storage facilities in the area. We are usually at capacity, allowing construction will make it so we can serve more people in the Town.

14. Please explain how the proposed use or activity will protect all natural resources including significant wildlife habitat.

After reviewing the Comprehensive Plan we can see on page 261- Critical Natural Resources Map that we will not be in an area that has been designated as needed areas for wildlife. We will use all erosion control measures needed to minimize all other potential impact.

15. Please describe the existing or proposed access to a town, state-aid highway or other state road.

The property is currently located directly off Rt 17 and has an existing drive.

16. Please explain how the property will be buffered, including: a buffer area along all property lines sufficient to screen adjacent land uses, and, a landscape buffer area along the road frontage that allows for safe access to the site and sufficiently screens any development from public view.

As mentioned in question #12 there will be an appropriate buffer. We are not doing any development closer to the road so view from the public route will not be impacted at all.

17. Please explain how the structures will be located on the site in a manner so as to protect the environment, minimize off-site impacts such as noise, light, and odors, provide the maximum visual screening from adjacent roads and property, and be in keeping with the Town's character. The project that we are proposing is anticipated to have a

minimal impact on the environment or existing character of the Town.

We plan to operate during reasonable working hours to avoid disturbing neighbors but realize that construction does come with some noise level. We do not anticipate and lights that would operate all night long. Motion lights might possibly be installed at a later date. Currently there is no plan to run power to these buildings.

18. The proposal shall include a list of those uses planned to be developed in the Commercial Industrial and Infrastructure District.

19. Please submit the following with this application:

- a) A survey plan of the site showing all applicable details required in Article 6, Section 3.J.1.c.
- b) A narrative describing the proposal and how it specifically meets all the standards and requirements contained in this Article. (Attach this additional narrative only as necessary to supplement the information and discussion provided in your responses to 1 through 17 above.)
- c) A copy of the conditions and restrictions proposed for the property.
- d) A timetable indicating the start and completion dates of the development or construction in the proposed rezoned area.
- e) A site plan showing the future locations of all proposed structures or provide a written set of design standards for the placement of future structures.

Conditions and Restrictions Proposed-

Currently the property is operating under Residential/Multi-Family Dwelling and Warehouse/Storage. We propose that the use stays the same but that the square footage limitation on the property for structures is increased or removed. I cant think of any restrictions that would be necessary but would be willing to hear any input from the Board or Code Enforcement regarding this

866 and 877 Main street currently consist of a multi family unit dwelling, one storage building with climate controlled and regular storage units and an additional building with 10' x 20' storage units down back. We have mostly been operating at capacity and would like to build two additional storage buildings. The first building will be approximately 100' x 20' long the other storage building will be approximately 100' x 50' long.

Current zoning restrictions prevent any further development. At this time, I am asking for a designation as a CID so potential buildings square footage will be in compliance with zoning requirements. I also intend on applying for a permit for the two buildings assuming this process will be completed successfully along with the Town vote. I feel that the application has all of the information needed to make this decision but have also provided this breakdown to try and help with any additional questions the Board might have.

There is no anticipated excess traffic or waste associated with this project that would unnecessarily burden the town's resources or restrict regular traffic flow. I

Erosion control plan- before any work starts erosion control silt fence and mulch mix and/or hay bales will be installed where needed on the down grade side of the worksite to avoid any erosion.

Stormwater management. Currently there is a 15" culvert installed, and the access drive is sloped appropriately so the water sheds where needed. I plan to continue to slope the drive down and have water flow into a constructed containment basin with a level spread exit. Will be constructed using aggregate materials. Water will flow into the basin and slowly exit if the basin should become too full. Have attached an example of what a similar design would look like.

The proposed buildings will be constructed with wood and metal and will have a cement slabs as a base. We plan to keep the colors the same, brown metal siding with a green metal roof. I have picked those colors specifically as they help blend in with the tree buffer that surrounds the area. If approved Construction would start as soon as we are able. I anticipate construction to be completed within two years of the start date but hopefully sooner depending on weather and construction schedules.

Thank you to the Board for reviewing this application and I look forward to clarifying any additional questions that you may have.

John Cushing

Readfield

Map Lot 121-020

Account 193

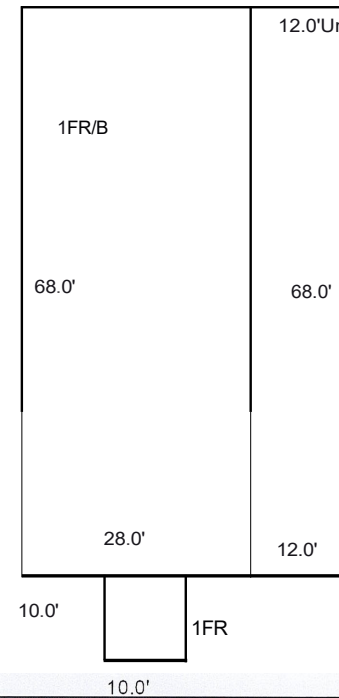
Location 866 MAIN STREET

Card 1 Of 2 11/01/2023

Building Style		
1.Conv.	5.Garrison	9.Other
2.Ranch	6.Split	10.Cottage
3.R.Ranch	7.Contemp	11.Mobile
4.Cape	8.Log	12.
Dwelling Units		
1.1	4.1.5	7.
2.2	5.1.75	8.
3.3	6.2.5	9.
Exterior Walls		
1.Wood	5.Stucco	9.Other
2.Vin/Al	6.Brick	10.
3.Compos.	7.Stone	11.
4.Asbestos	a.Concrete	12.
Roof Surface		
1.Asphalt	4.Composit	7.
2.Slate	5.Wood	8.
3.Metal	6.Other	9.
SF Masonry Trim		
WOOD STOVE		
OPEN-4-CUSTOM		
Year Built		
Year Remodeled		
Foundation		
1.Concrete	4.Wood	7.
2.C Block	5.Slab	8.
3.Br/Stone	6.Piers	9.
Basement		
1.1/4 Bmt	4.Full Bmt	7.
2.1/2 Bmt	5.None	8.
3.3/4 Bmt	6.	9.None
Bsmt Gar # Cars		
Wet Basement		
1.Dry	4.	7.
2.Damp	5.	8.
3.Wet	6.	9.

SF Bsmt Living		
Fin Bsmt Grade		
OPEN-5-CUSTOMIZE		
Heat Type		
1.HWBB	5.FWA	9.No Heat
2.HWCI	6.GravWA	10.Rad
3.H Pump	?Electric	11
4.Steam	8.FI/Wall	12
Cool Type		
1.Refrig	4.W&CAir	7.
2.Evapor	5.	8.
3.H Pump	6.	9.None
Kitchen Style		
1.Modern	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None
Bath(s) Style		
1.Modern	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None
# Rooms		
# Bedrooms		
# Full Baths		
# Half Baths		
# Addn Fixtures		
aces		

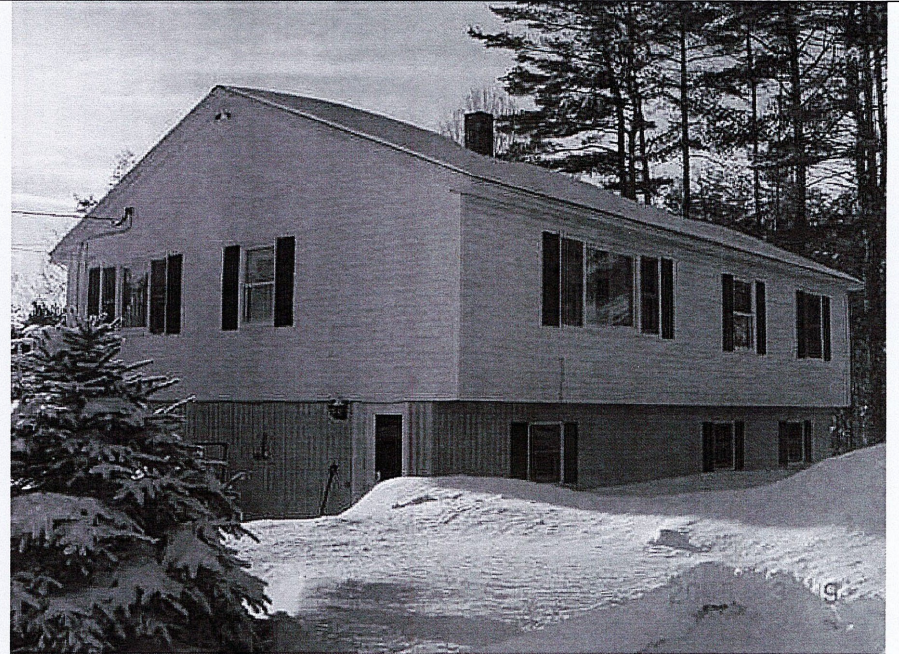
Layout		
1.Typical	4.	7.
2.Inadeq	5.	8.
3.Horrid	6.	9.
Attic		
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.FI/Stair	8.
3.3/4 Fin	6.	9.None
Insulation		
1.Full	4.Minimal	7.
2.Heavy	5.Partial	8.
3.Capped	6.	9.None
Unfinished%		
Grade & Factor		
1.E Grade	4.8 Grade	7.mobile h
2.D Grade	5.A Grade	8.
3.C Grade	6.AA Grade	9.Same
SQFT (Footprint)		
Condition		
1.Poor	4.Avg	7.VG
2.Fair	5.Avg+	8.Exc
3.Avg-	6.Good	9.Same
Phys.% Good		
Funct.% Good		
Functional Code		
1.Incomp	4.Bsmt	7.
2.O-Built	5.CDU	a.Other
3.Damage	6.Size	9.None
Econ.% Good		
Economic Code		
0.None	3.No Power	6.CDU
1.Location	4.Generate	7.Entity/M
2.Encroach	5.Legal	9.None
Entrance Code 1 Interior Inspect		
1.Interior	4.Vacant	7.
2.Refusal	5.Estimate	8.
3.Informed	6.	9.
Information Code 1 Owner		
1.Owner	4.Agent	7.
2.Relative	5.Estimate	8.
3.Tenant	6.Other	9.



Date Inspected 3/09/2005

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	2. Two story Fram
1 One Story Frame	2020	100	3	100	5	0	% 100 %	13. Three Story Fr
23 Frame Garage	2020	11904	14	100	5	1	% 100 %	4.1 & 1;2 story
23 Frame Garage	2022	7072	14	100	5	1	% 100 %	15.1&3/4Story
							% 100 %	21.Open Frame Por
							% 100 %	22. Frame Por
							% 100 %	23. Frame Por
							% 100 %	24. Frame Shed
							% 100 %	25.Frame Bay Wind
							% 100 %	26.ISFr Overhang
							% 100 %	27. Frame Por
							% 100 %	28. Frame Por
							% 100 %	29.Finished Attic



Readfield
Name: Church of God/Trustees

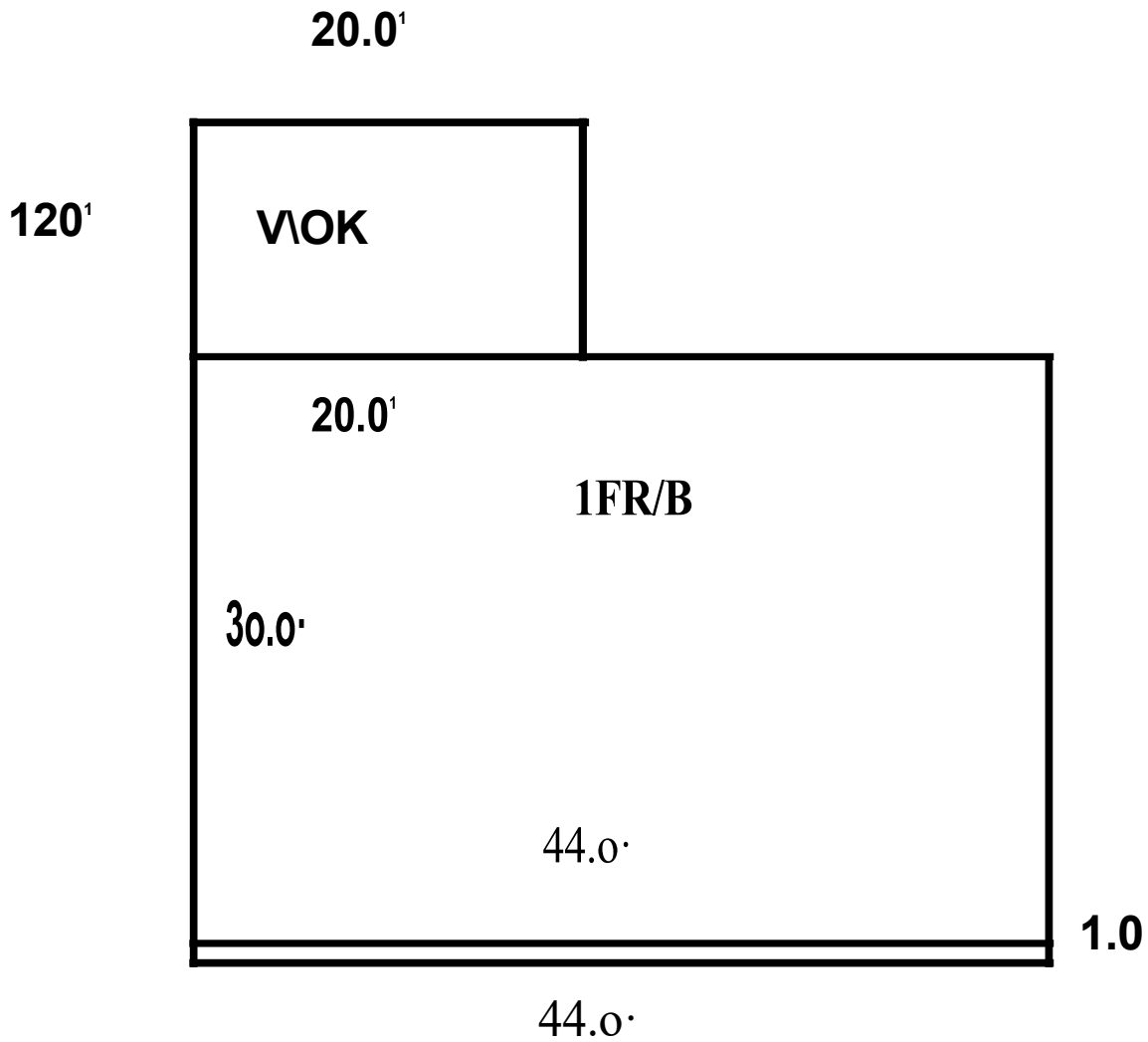
Valuation Report

03/01/201
Page 4
121-020

Account: 193

Map/Lot:
Location:

866 874 MAIN STREET



Cushing Storage and Rentals, LLC
 32 Roddy Road
 Readfield ME 04355

B2119P304 B13131P170

Previous Owner
 Church of God/Trustees

874 Main Street
 Readfield ME 04355
 Sale Date: 1/16/2019

Property Data		
Neighborhood	30 NEIGHBORHOOD 30	
Tree Growth Year	0	
X Coordinate	0	
Y Coordinate	0	
Zone/Land Use	11 Residential	
Secondary Zone		
Topography	1 Level	
1.Level	4.Below St	7.
2.Rolling	5.Low	8.
3.Above St	6.Swampy	9.
Utilities	4 Drilled Well	6 Septic System
1.Public	4.DrWell	? Cesspool
2.Water	5.Dug Well	8.Lake Water
3.Sewer	6.Septic	9.None
Street	1 Paved	
1.Paved	4.Proposed	7.
2.Semi Imp	5.	8.
3.Gravel	6.	9.None

Assessment Record				
Year	Land	Buildings	Exempt	Total
2010	17,000	166,400	183,400	0
2011	17,000	166,400	183,400	0
2012	17,000	166,400	183,400	0
2013	17,000	166,400	183,400	0
2014	17,000	166,400	183,400	0
2015	17,000	166,400	183,400	0
2016	17,000	166,400	183,400	0
2017	17,000	166,400	183,400	0
2018	17,000	166,400	183,400	0
2019	17,000	75,800	0	92,800
2020	18,700	83,900	0	102,600
2021	20,400	80,000	0	100,400
2022	22,100	85,000	0	107,100
2023	24,700	134,400	0	159,100

Inspection Witnessed By:

X _____ Date _____

No./Date	Description	Date Insp.

Sale Data		
FLOOD PLAIN MAP	0	
Open 2	0	
Sale Date	1/16/2019	
Price	190,000	
Sale Type	2 Land & Buildings	
1.Land	4.Mobile	7.
2.L & B	5.Other	8.
3.Building	6.	9.
Financing	9 Unknown	
1.Convent	4.Seller	7.
2.FHA/VA	5.Private	8.
3.Assumed	6.Cash	9.Unknown
Validity	1 Arms Length Sale	
1.Valid	4.Split	? Changes
2.Related	5.Partial	8.Other
3.Distress	6.Exempt	9.not verifi
Verified	5 Public Record	
1.Buyer	4.Agent	7.Family
2.Seller	5.Pub Rec	8.Other
3.Lender	6.MLS	9.

Notes:
 10/17/2005 spoke w trustee church was not treated as exempt during reval process. adj exemption and abate.

Land Data						
Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11. WATERFRONT FRO				%		1.Unimproved
12. Delta Triangle				%		2.Excess Frtg
13. Nabla Triangle				%		3.Topography
14. WATER EXCESS F				%		4.Size/Shape
15. WATER EXCESS F				%		5.Access
				%		6.Restriction
				%		7.Corner Infl
				%		a.Environment
				%		9.Fract Share
				%		Acres
				%		30. Rear Land 3
				%		31. Tillable 1
				%		32. Tillable 2
				%		33. Land Bank
				%		34. PASTURE LAND
				%		35. CROP LAND
				%		36. ORCHARD/HORT L
				%		37. Softwood
				%		38. Mixed Wood
				%		39. Hardwood
				%		40.WASTELAND
				%		41. Gravel Pit
				%		42. Mobile Home St
				%		43. Condo Site
				%		44.COMMERCIAL-BAS
				%		45.COMMERCIAL-BAS
				%		46.COMMERCIAL EXC
Square Foot	Square Feet					
16. Regular Lot				%		
17. Secondary Lot				%		
18. Excess Land				%		
19. Condominium				%		
20. Miscellaneous				%		
Fract. Acre	Acres/Sites					
21. BASE LOT-DEC	21	1.00	100	%	0	
22. BASE LOT-VAL(0	22	1.00	100	%	0	
23. BASE WATER-DEC	25	1.00	100	%	0	
Acres						
24. BASE WATER-VAL				%		
25. REAR (1-10 ACR				%		
26. REAR (10-20 AC				%		
27. REAR (20+ ACRE				%		
28. REAR WATER (1-				%		
29. Rear Land 2				%		
Total Acreage		2.00				



Contact

Quick Maps: Property Map

Readfield, ME

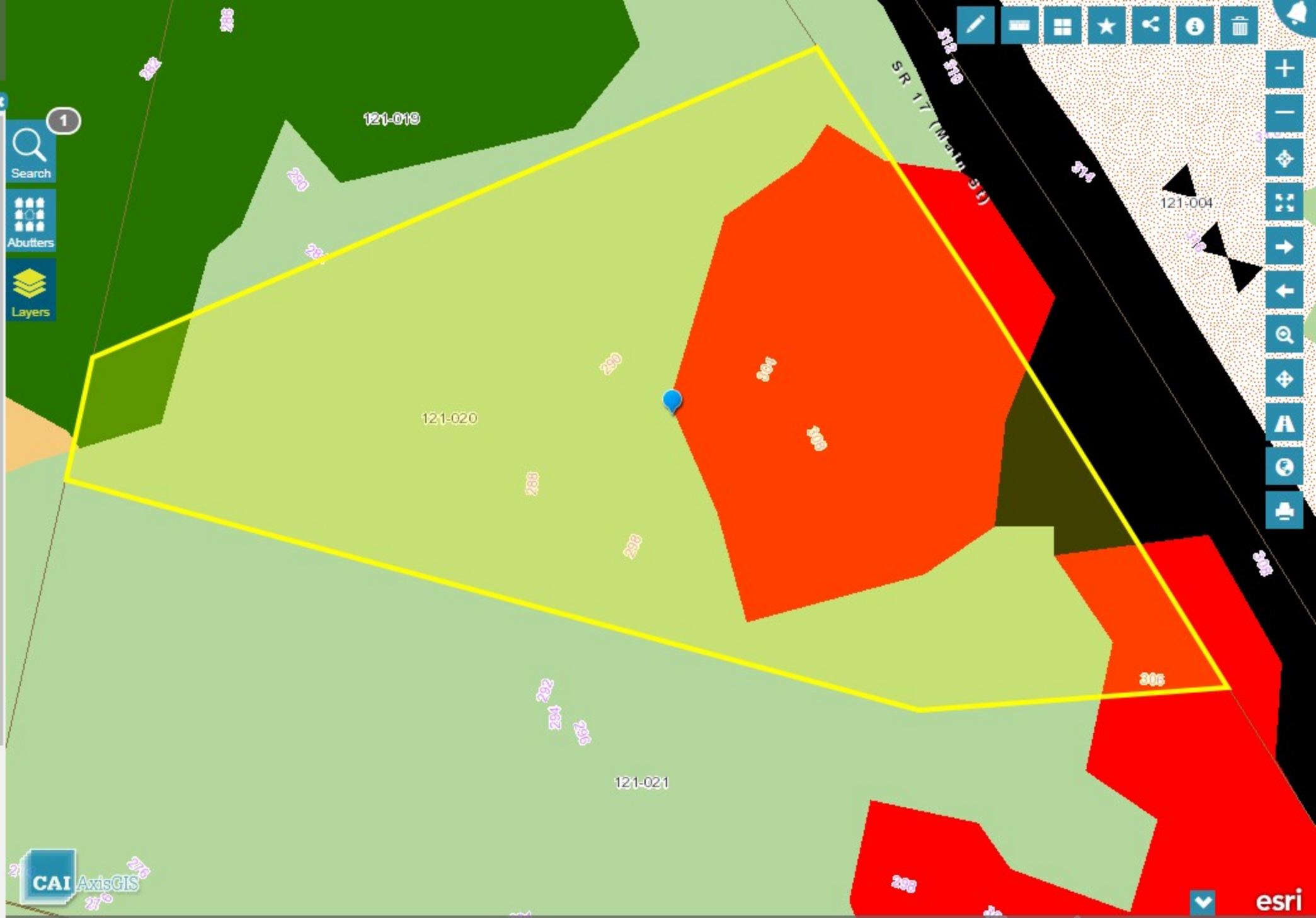
- + Property Map
- + Aquifer Map
- + E911 Address Point Map
- + FEMA Flood
- + Future Land Use Map
- Land Cover Map
 - Land Cover
 - Developed
 - Agriculture Lands
 - Coniferous Forest
 - Deciduous Forest
 - Mixed Forest
 - Grasslands
 - Recent Forestry/Harvesting Activity
 - Lakes and Ponds
 - Forested and Non-Forested Wetlands
 - Roads/Railways
- + Road Management System
- + Public Facilities Map
- + Soil Map
- + Subdivision Map
- + Bedrock Map
- + Conserved Lands
- + Watershed Map
- Topographic Map

1

Search

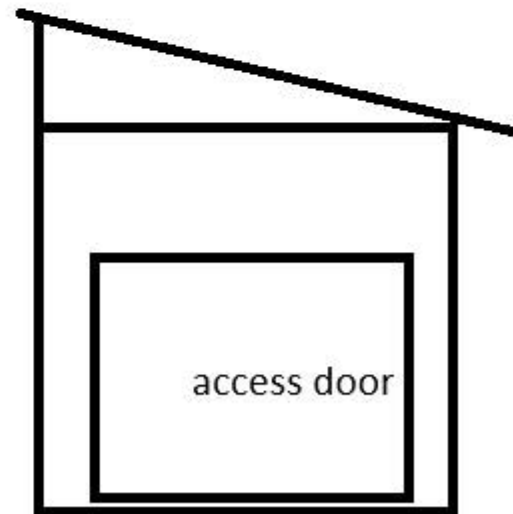
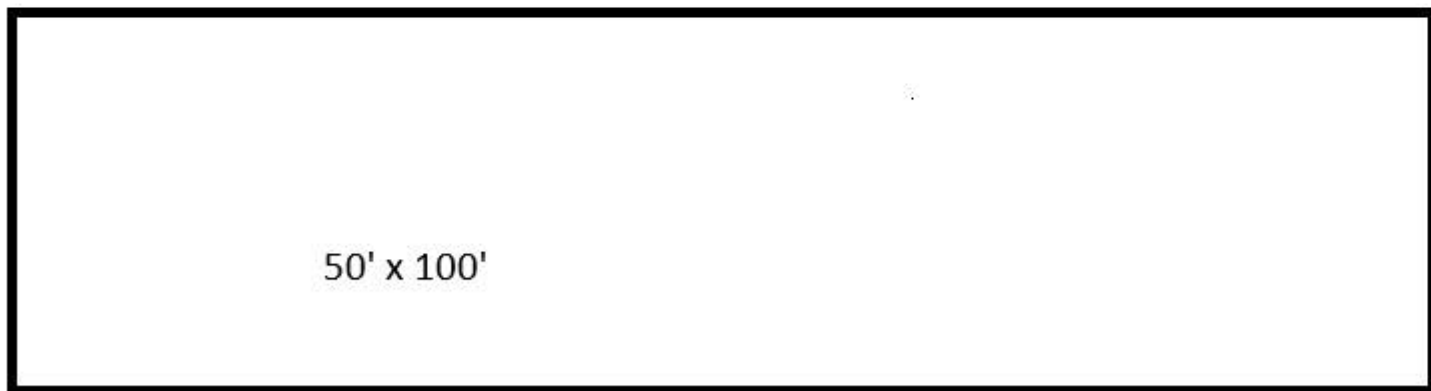
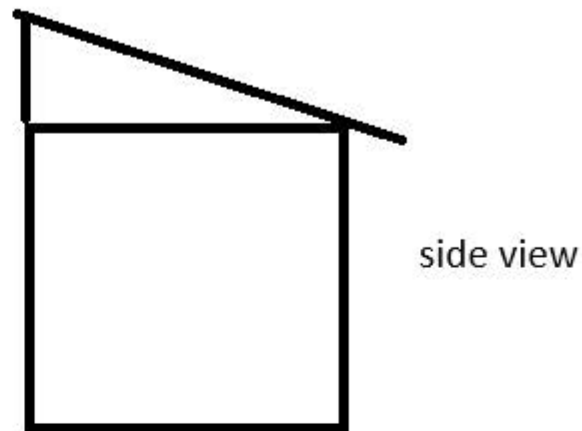
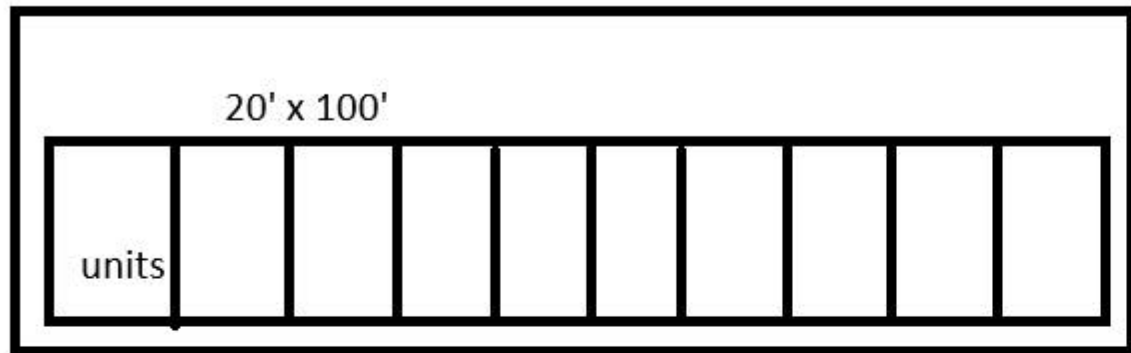
Abutters

Layers



Map navigation and utility icons: edit, print, home, layers, search, share, info, trash, and a notification bell.

Map navigation controls: zoom in (+), zoom out (-), home, full screen, pan, search, and other navigation tools.

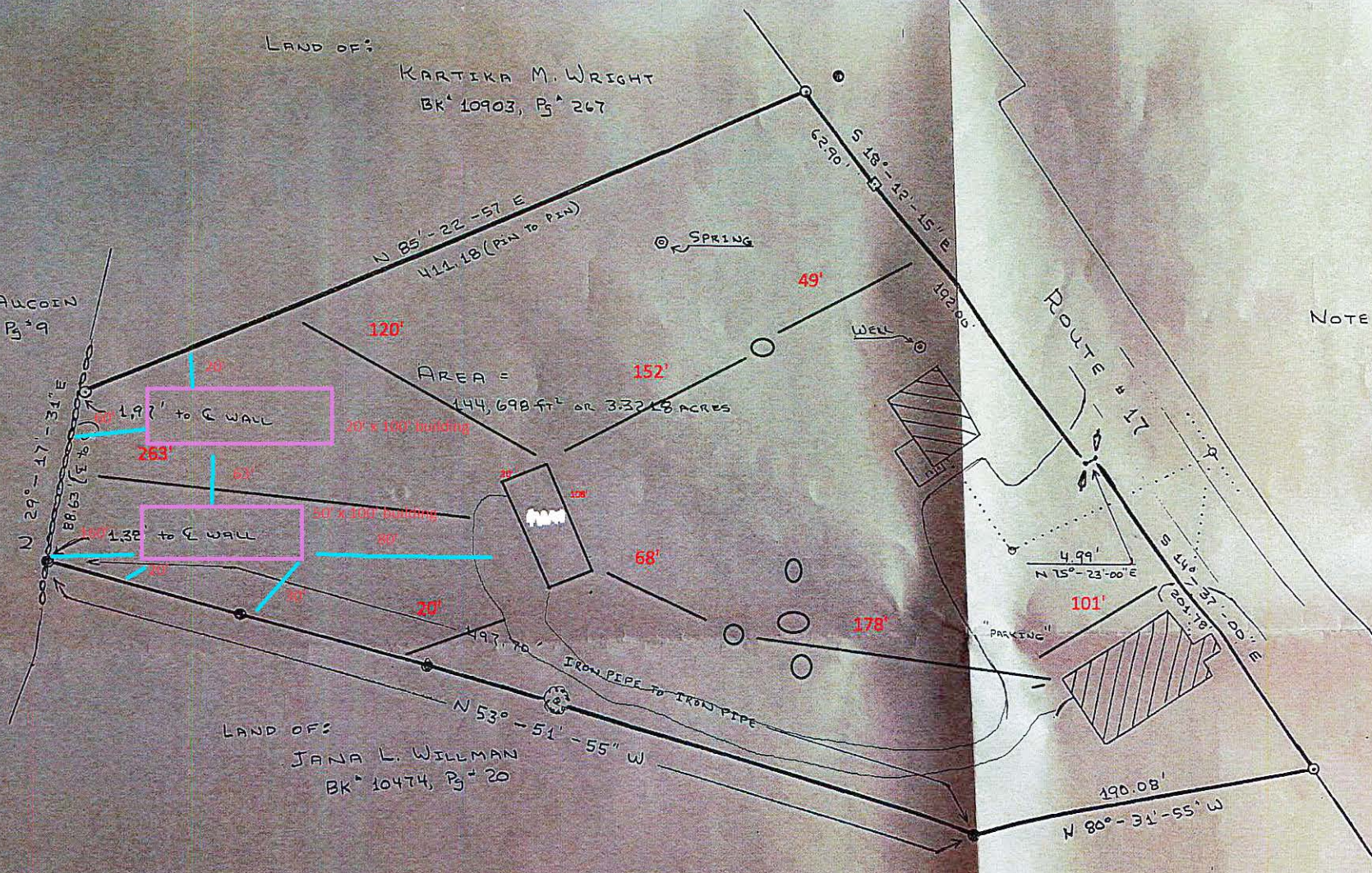


FOR PLAN OF HIGHWAY, SEE:
 KENNEBEC COUNTY REGISTRY OF DEEDS
 PLAN BOOK # 19,
 PAGE # 102

LAND OF:
 KARTIKA M. WRIGHT
 BK # 10903, P# 267

LAND OF:
 AMBER M. AUGOIN
 BK # 13439, P# 9

LAND OF:
 JANA L. WILLMAN
 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 AND
 BASED ON MA

 ALL BOO
 KENNEBEC C

SOURCE DEED ~
 ART FAIRS
 TRUSTEES
 TO CUS
 KENNEBEC
 BOOK # 131
 JANUARY

LEGEND ~

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

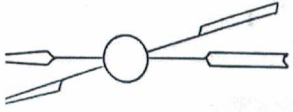
LAND OF:
 KARTIKA M. WRIGHT
 BK # 10903, P # 267

N 58°-22'-57" E
 (74.4 or 74.0) 87.77 ft

AREA =
 144,698 ft² or 3.3218 ACRES

LAND OF:
 JANA L. WILLMAN
 BK # 10474, P # 20

497.70' IRON PIPE TO IRON PIPE
 N 53°-51'-55" W



APPROX. MEAN DECLINATION ~ 18'-10'

NOTE ~

THIS PLAN AND SURVEY IS INTENDED TO MEET THE STANDARDS FOR CATEGORY I, CONDITION II, AS ESTABLISHED BY THE MAINE STATE BOARD OF REGISTRATION FOR LAND SURVEYORS - WITH THE FOLLOWING EXCEPTIONS:
 1) NO WRITTEN REPORT
 2) NOT ALL ANGLE POINTS MONUMENTED

THIS PLAN IS BASED ON A FIELD TRAVERSE AS DONE ON 11/2/20 AND 11/3/20 AND ALL BEARINGS AS SHOWN ARE BASED ON MAGNETIC NORTH.

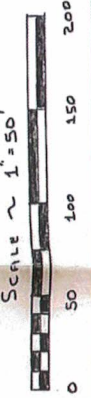
ALL BOOK AND PAGE REFERENCES ARE TO THE KENNEBEC COUNTY REGISTRY OF DEEDS.

SOURCE DEED ~

ART FAIRBROTHER, LAREN WHALEY AND FRANK SICILIANO, TRUSTEES OF THE CHURCH OF GOD, READFIELD TO CUSHING STORAGE AND RENTALS, LLC KENNEBEC COUNTY REGISTRY OF DEEDS BOOK # 13131, PAGE # 170 JANUARY 12, 2019



STANDARD BOUNDARY SURVEY	
SCALE: 1" = 50'	APPROVED BY:
DATE: 11-6-20	DRAWN BY: D.C.B.
REVISED	
READFIELD, MAINE	
FOR: JOHN CUSHING	
DRAWING NUMBER: B-1756	



- = IRON PIN (3/8" REBAR - AS SET @ CAP # 1108)
- = IRON PIPE (AS FOUND)
- = GRANITE HIGHWAY MONUMENT
- ⊙ = UNMARKER ANGLE POINT
- ⋯ = UTILITY POLE @ WIRES
- ▣ = BUILDING LOCATION

