

Permit Fee \$ 100
Date Paid 10-13-21
Receipt # 2594

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

Map 121 Lot 020

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 <u>John Cushing</u> | Name _____ |
| Address <u>P.O. Box 171</u> | Address _____ |
| <u>Readfield, ME 04355</u> | _____ |
| Phone# (W) <u>207-685-7328</u> | Phone# (W) _____ |
| (H) <u>207-242-8075</u> | (H) _____ |

Email for applicant/agent cushing_construction@yahoo.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: 866 & 874 Main Street, Readfield

3. Please describe what you are proposing to do:
Build a storage building with individual units.

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)?
Village

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

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

7. Lot Width 780' Lot Depth 433' Lot Area in Acres (1 acre = 43,560 sq. ft.) 2 acres

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

Type of Structure(s)	Length	Width	Height
Storage Building	108'	20'	10'

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 Aushenig* Date _____
Signature of Agent (if any): _____ Date _____

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 108' x 20' x 10'

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 access doors.- Metal roof.

Allowed square footage is 5000 for commercial operations in Village zoning

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.



**TRANSFER
TAX
PAID**

WARRANTY DEED

**ART FAIRBROTHER, LAREN WHALEY, and FRANK SICILIANO, TRUSTEES OF
THE CHURCH OF GOD, READFIELD,** of Readfield, Maine, grant to **CUSHING STORAGE
AND RENTALS, LLC,** a Maine limited liability company, with a mailing address of 32 Roddy
Lane, Readfield, Maine 04351 with **WARRANTY COVENANTS,** three certain lots or parcels of
land with the buildings thereon located in the Town of Readfield, County of Kennebec and State of
Maine, bounded and described as follows:

Parcel One: A certain lot or parcel of land triangular in shape, with the buildings thereon, situate
in said Readfield on the westerly side of the road leading from Readfield Corner to Readfield
Depot and bounded and described as follows: Commencing at a point on the westerly line of the
road from Readfield Corner to Readfield Depot, said point being on the southeasterly corner of
the lot of land now or formerly owned by Robert C. Killam and Mary H. Killam; thence
northerly along the westerly line of said road twelve rods to an elm tree; thence in a line
perpendicular to the westerly line of said road to a stake on the southerly line of land now or
formerly of the said Killams; said stake also being on the north line of land now or formerly
owned by Lawrence Lane; thence easterly along the southerly line of land now or formerly of the
said Killams and the northerly line of property of said Lawrence Lane to the point of beginning.

Parcel Two: A certain lot or parcel of land situated in said Readfield on the southerly side of the
road leading from Readfield Depot to Readfield Corner and bounded and described as follows:
Beginning at a point where the westerly Church surveyed line joins the road right-of-way; thence
along said road right-of-way in a westerly direction, two hundred fifty (250) feet, more or less, to
an iron stake driven in the ground; thence southerly to another iron stake driven in the ground at
the point where the Girl Scout line meets the George Nobis, Jr. surveyed line; thence along this
surveyed line to another iron stake driven in the ground at the point where the Church lot, being
Parcel 1 above, and the George Nobis, Jr. lot meet; thence along the Church surveyed line
(Parcel 1) to the point of beginning.

This two hundred fifty (250) foot frontage, more or less, is meant to convey and include a certain

spring or well located on the above described premises and all rights of ownership, except as follows: Reserving the water rights to said spring or well to Carl Bigelow, et al, their heirs and assigns, as stipulated in a certain Warranty Deed from said Bigelow to Robert C. and Mary H. Killam dated September 22, 1947 and recorded in Kennebec County Registry of Deeds in Book 882, Page 412.

Parcel Three: A parcel of land adjoining Parcels 1 and 2 above on the southwest, being the same conveyed by Evelyn E. Nobis to Assembly of God of Readfield, Maine, a corporation, by deed dated December 11, 1956 and recorded in Kennebec County Registry of Deeds in Book 1068, Page 173, and in said deed described as follows:

"A certain lot or parcel of land situated in said Readfield and bounded and described as follows, to wit: Beginning in the middle of the stone wall in the southeasterly line of land of Kennebec Valley Council Girl Scouts and at the north corner of land of this Grantor; thence running south, 53 degrees and 45 minutes east (Magnetic in 1956), in the northeasterly line of this Grantor, passing over an iron beside said wall, over a cedar post about three feet from said wall, over a one-inch iron pipe at the west corner of the triangular parcel of land of this Grantee (see Kennebec Registry, Book 884, Page 243), over an iron rod 99.4 feet distant from the one-inch iron pipe, a total distance of 676.5 feet to a point in the middle of the stone wall in the westerly line of the road leading from Readfield Depot to Readfield Corner, said point being the northeasterly corner of land of this Grantor and the southeasterly corner of the triangular parcel of land above mentioned of this Grantee; this line if extended slightly in the same course but the elm tree referred to in the deeds of this Grantor and this Grantee; thence turning an interior angle of 26 degrees and 40 minutes and running westerly passing over an iron 2.2 feet from said point, a distance of 195 feet to another one-inch iron pipe which is at 90 degrees from and 88 feet distant from the iron rod 99.4 feet from the west corner of the above referred to triangular parcel of land of this Grantee; thence running north 53 degrees and 45 minutes west (Magnetic in 1956) and parallel with and 88 feet distant from the first described line, passing over an iron 100 feet distant through a huge pine tree 230 feet distant and over irons 300, 400 and 498.4 feet distant, a total distance of 500 feet to the middle of the first mentioned stone wall; thence running northeasterly in the line of said wall, a distance of 88.2 feet to the point of beginning.

Meaning and intending to hereby convey an irregular four-sided parcel of land, bounded northeasterly by land of this Grantee, running to a point in the westerly line of the road leading from Readfield Depot to Readfield Corner, southerly and southwesterly by other land of this Grantor and northwesterly by land of said Kennebec Valley Council of Girl Scouts."

Meaning and intending convey the premises described in deed of Full Gospel Tabernacle of Readfield to Grantor by deed dated June 1, 1978 as recorded at the Kennebec County Registry in Book 2119, Page 304.

Following the procedure set forth in Exhibit A of said deed, the local Readfield church having ceased to function and its Local Board of Trustees having ceased to exist, Bishop Michael White, State Overseer has declared all offices of the local church vacant and has appointed the undersigned as a special Board of Successor Trustees who now automatically hold title.

WITNESS our hands and seals this 12 day of JANUARY, 2019.

[Signature]

Art Fairbrother
ART FAIRBROTHER, Trustee

Laren Whaley
LAREN WHALEY, Trustee

Frank Siciliano
FRANK SICILIANO, Trustee

STATE OF NEW HAMPSHIRE
COUNTY OF HILLSBOROUGH

JAN. 12th, 2019

Personally appeared the above named ART FAIRBROTHER and acknowledged the foregoing instrument to be his free act and deed in said capacity.

Before me,

John Niemiec
Notary Public
Print Name: John NIEMIEC
Commission Expires: 9-3-19



STATE OF New Hampshire
COUNTY OF Hillsborough

JAN 12, 2019

Personally appeared the above named **LAREN WHALEY** and acknowledged the foregoing instrument to be his free act and deed in said capacity.



Before me,

John Niemiec

Notary Public

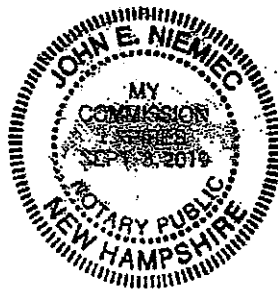
Print Name: John NIEMIEC

Commission Expires: 9-3-2019

STATE OF New Hampshire
COUNTY OF Hillsborough

JAN 12, 2019

Personally appeared the above named **FRANK SICILIANO** and acknowledged the foregoing instrument to be his free act and deed in said capacity.



Before me,

John Niemiec

Notary Public

Print Name: John NIEMIEC

Commission Expires: 9-3-2019

LD/CO
T-4645

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 # 19

LAND OF:

JANA L. WILLMAN
BK # 10414, P # 20

NOTE ~

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

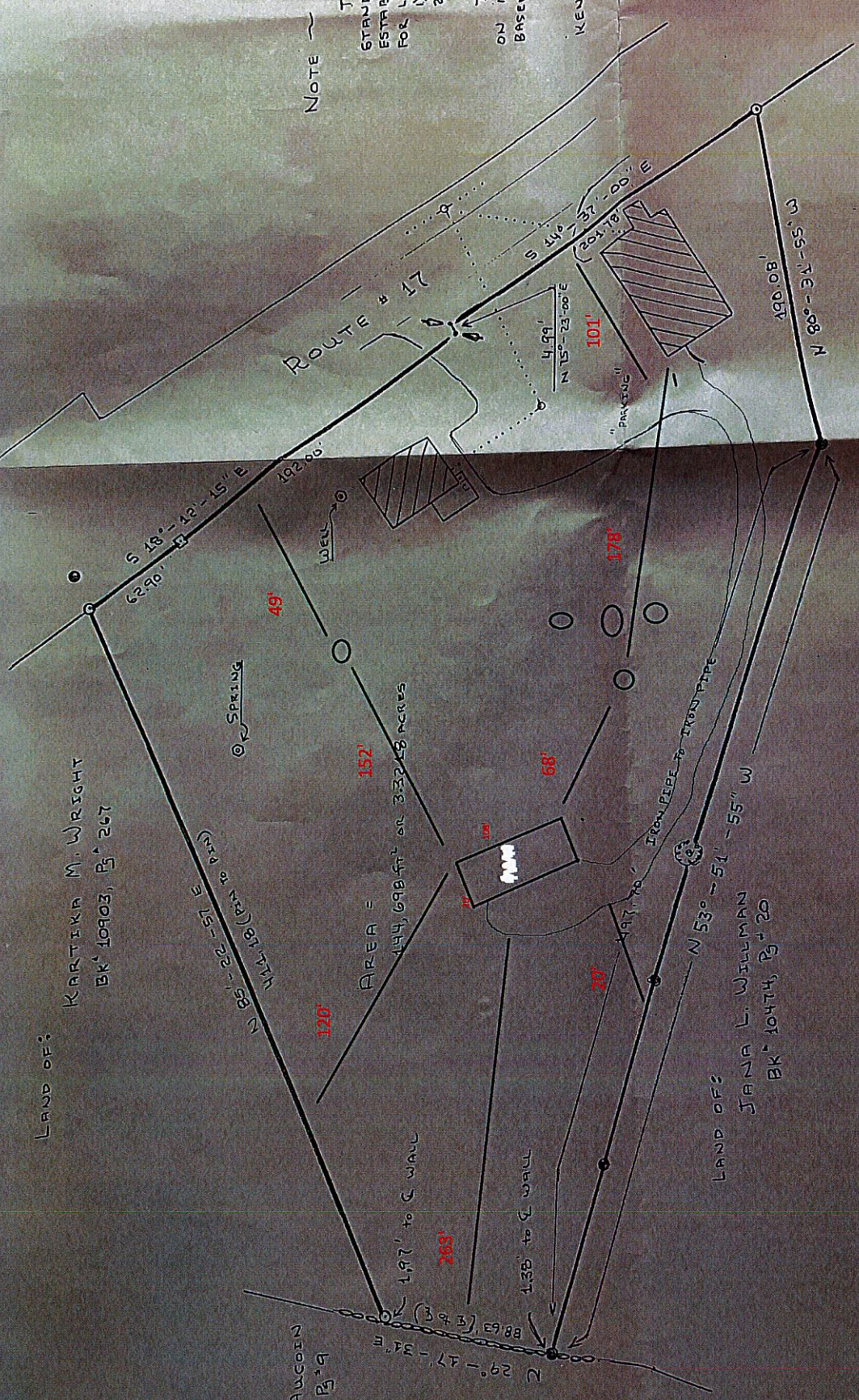
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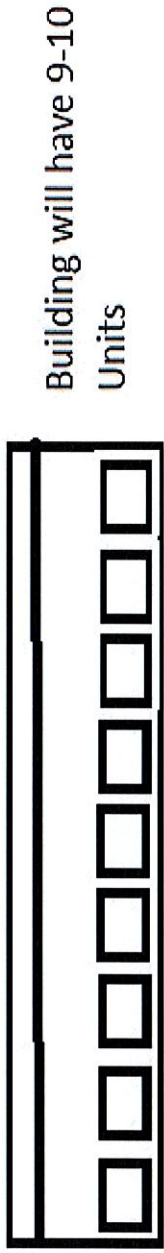
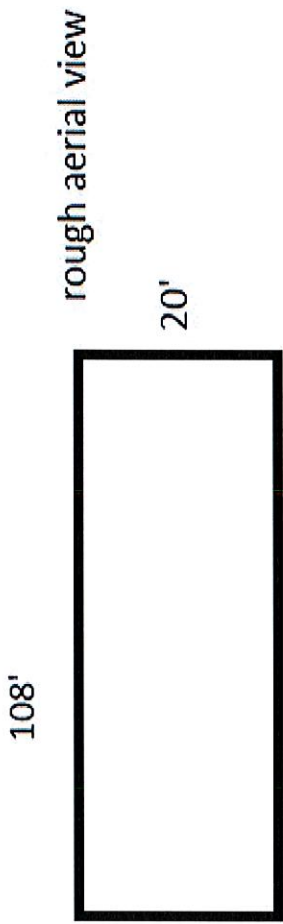
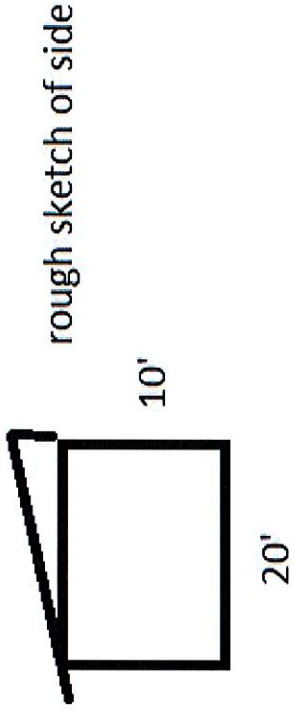
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KENNEBEC

SOURCE DEED ~

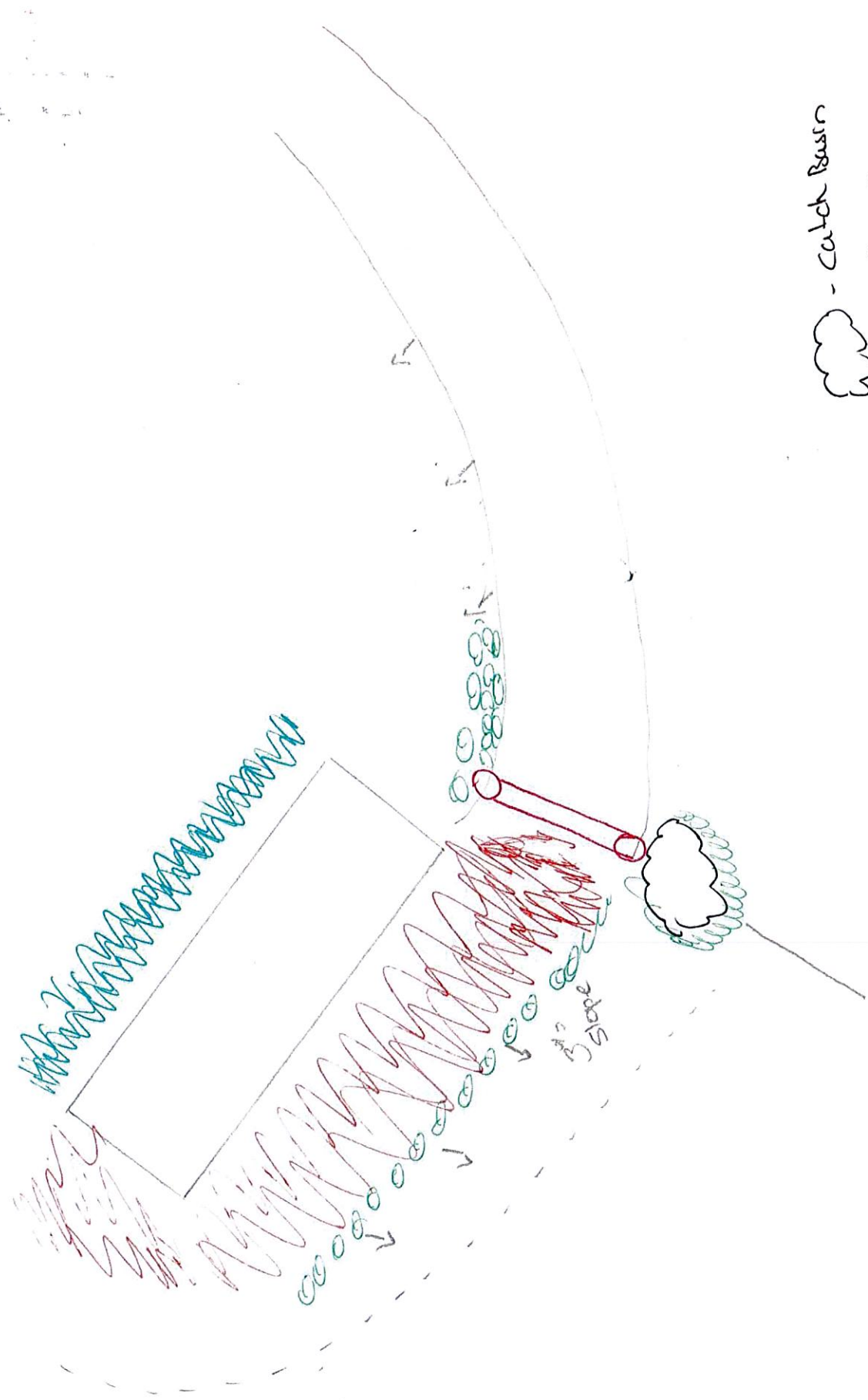
ART FAIRI
TRUSTEE
TO CUS
KENNEBEC
BOOK # 131
JANUARY

LEGEND ~





Cushing Storage & Rentals- New Building
rough sketch-



- Catch Basin

- Rip Rap

- Culvert

- Gravel Parking

- Erosion Control

1 1/2" Stone

3 Spaces



- Parcel Lines
- Water
- Aquifer Map
- E911 Address Point Map
- E911 Address Points
- FEMA Flood
- Future Land Use Map
- Land Cover Map
- Road Management System
- Public Facilities Map
- Soil Map
- Subdivision Map
- Bedrock Map
- Conserved Lands
- Watershed Map
- Topographic Map
- Transportation
- Wetland Map
- Wetlands - USFWS NWI
- Zoning Map
- Zoning

- Resource Protection
- Shoreland Residential
- Stream Protection
- Rural Residential
- Rural Resource
- Rural
- Village Residential
- Village
- Academic

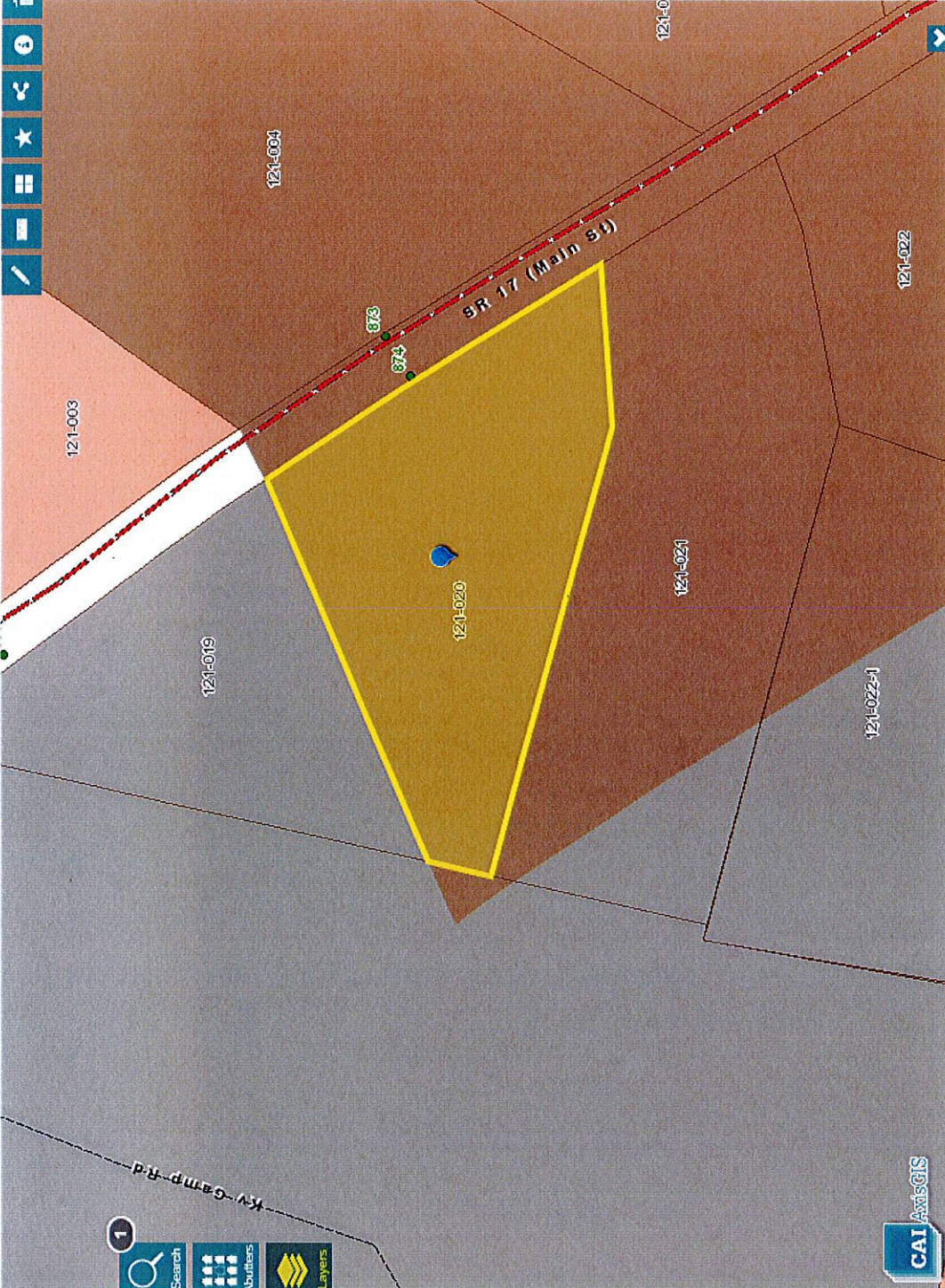
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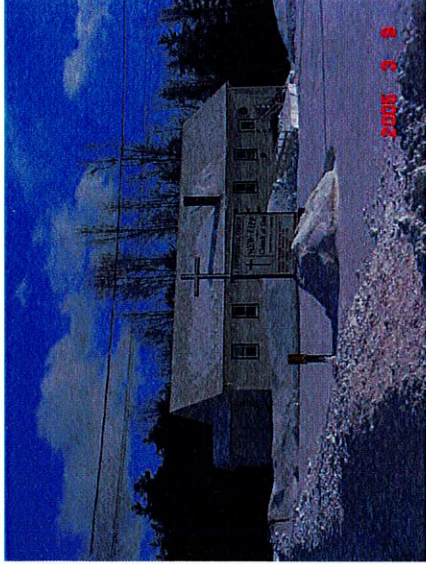
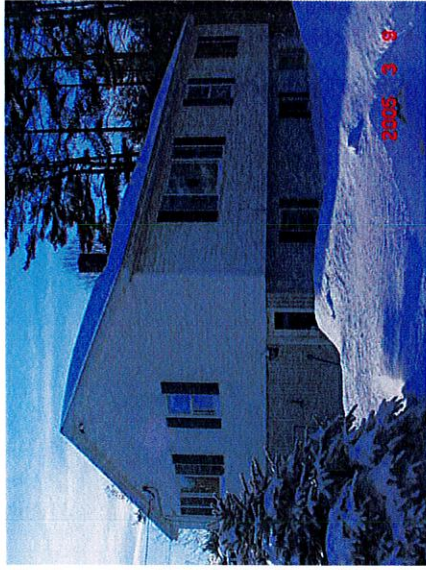
Layers



Account: 193

Cushing Storage and Rentals, LLC

Printed: 10/20/2021



Building Value:
Land Value:

199,000
20,400

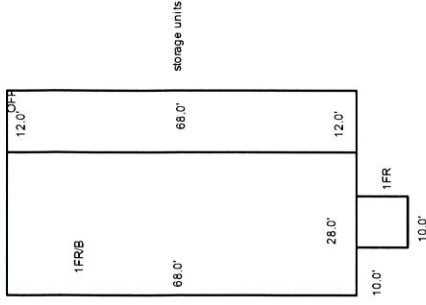
Location:
Address:

866 MAIN STREET
32 Roddy Road
Readfield, ME 04355

Total Assessment: 219,400
Tax: 4,232.23

Total Acres: 2.00

Book	Page	Map / Lot
13131	170	121-020
2119	304	



Land Detail:

Description	Units	Factor	Value	Description	Floors	Sqft	Grade	Condition	Phys	Func	Econ	Value
BASE LOT-DEC	1.00	100%	7,680	One Story Frame				**** Sound Value	****			10,000
BASE LOT-VAL(0-1 ACRES)	1.00	100%	11,520	Frame Shed				**** Sound Value	****			70,000
REAR (1-10 ACRES)	1.00	100%	1,200	Raised Ranch	1	1,320	C 100	Average	65%	100%	120%	112,272
Total Value of Land:												
			20,400	Wood Deck					65%	100%	120%	2,172
				Frame Shed		100	C 100	Avg.	90%	100%	120%	2,016
				1SFr Overhang		44	C 100	Avg+	72%	100%	120%	2,495
Total Value of Buildings:											198,955	

