

Permit # 2465

250

Permit Fee
Date Paid 3/29/24
Receipt # ~~5811~~

5315

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 two storage buildings as discussed at land use change meeting.

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	100	20'	10' approx
Storage Building	100'	50'	10' approx

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 C. Ludwig* Date 3/29/2024
 Signature of Agent (if any): *[Signature]* Date 3/29/24

7,000 35 + 15 x 1000
 35 + 1050 = 1085

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**

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

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.

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

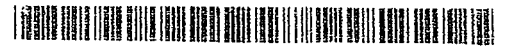
Erosion control plan- before any work starts erosion control silt fence and mulch mix and/or hay bales will be installed where needed on the down grade side of the worksite to avoid any erosion.

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



**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 butts 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.

Art Fairbrother

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,

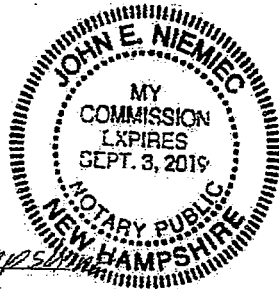
John Niemiec
Notary Public
Print Name: John NIEMIEC
Commission Expires: 9-3-19



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.



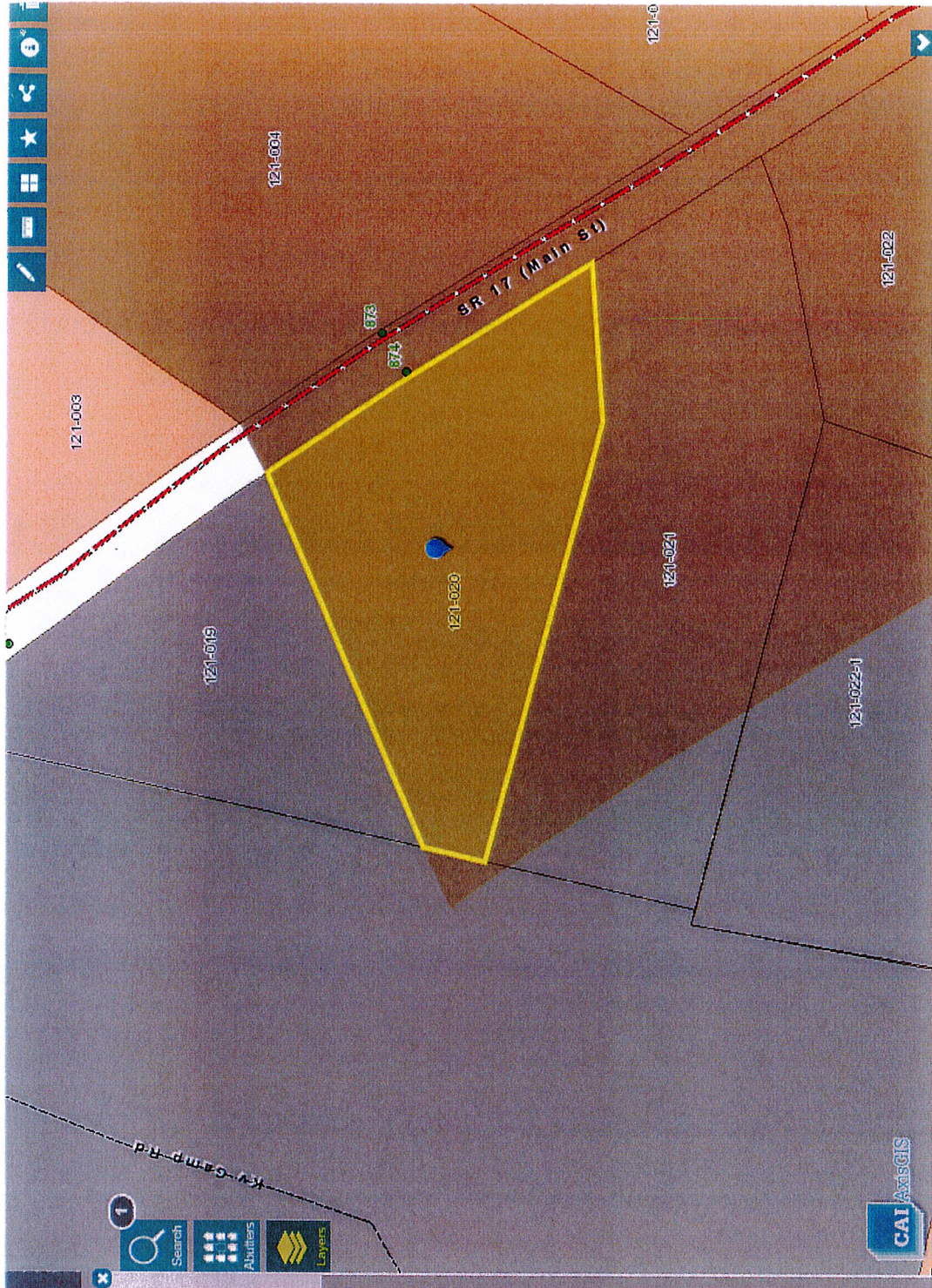
Before me,

John Niemiec
Notary Public

Print Name: John NIEMIEC

Commission Expires: 9-3-2019

LD/CO
T-4645









- 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

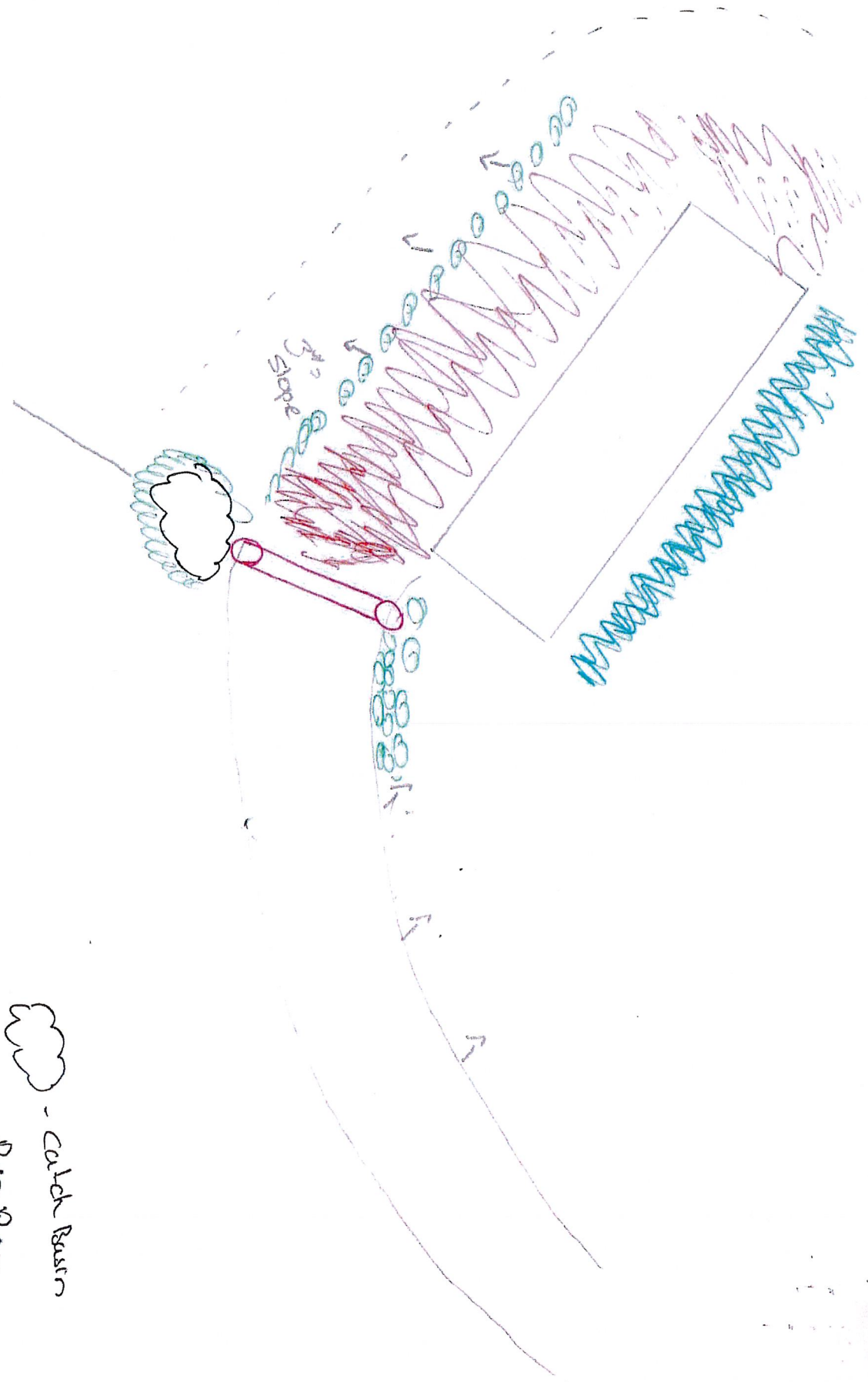
- Resource Protection
- Shoreland Residential
- Stream Protection
- Rural Residential
- Rural Resource
- Rural
- Village Residential
- Village
- Academic

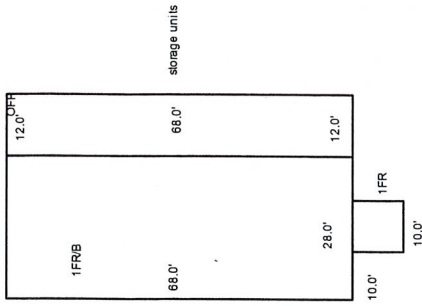
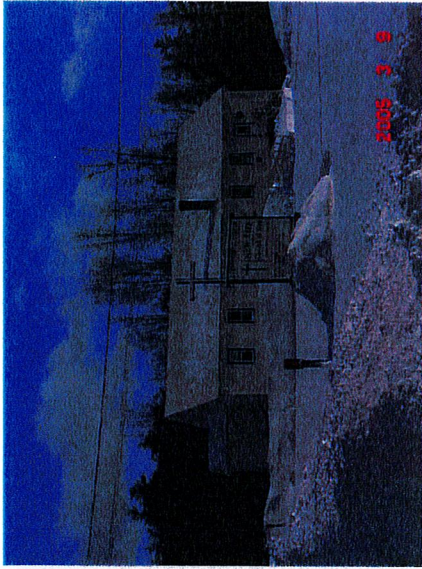
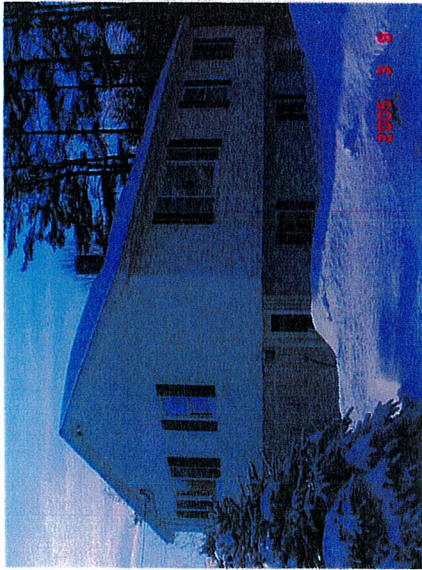
Search

Layers



-  - Catch Basin
-  - Rip Rap
-  - Culvert
-  - Gravel Partings
-  - Erosion Control
-  1 1/2" Stone





Building Value: 199,000 Location: 866 MAIN STREET
 Land Value: 20,400 Address: 32 Roddy Road
 Readfield, ME 04355

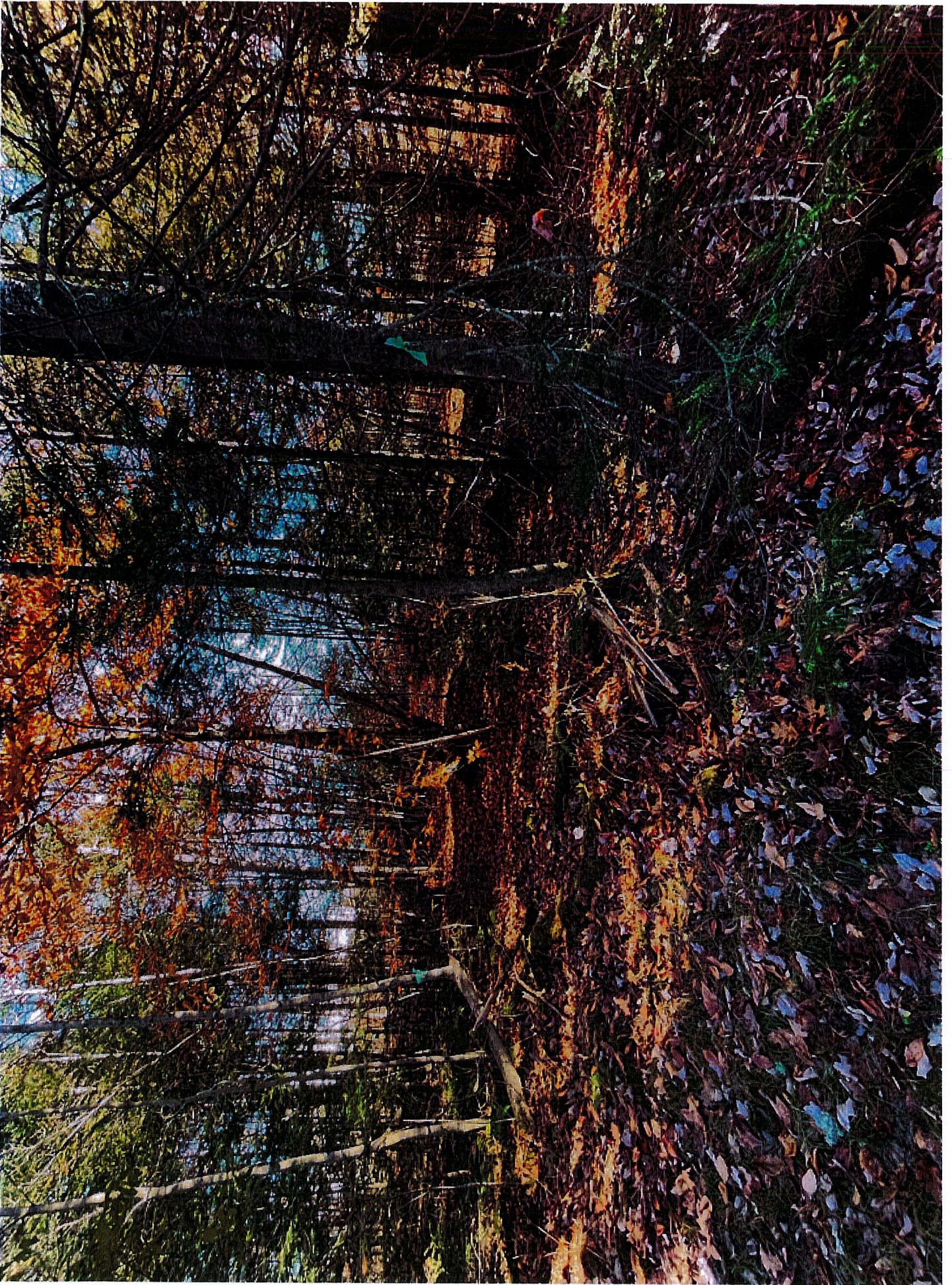
Total Assessment: 219,400
 Tax: 4,232.23

Total Acres: 2.00

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

Land Detail:

Description	Units	Factor	Value	Building Description	Floors	Sqft	Grade	Condition	Phys	Func	Econ	Value
BASE LOT-DEC Fr. Acre	1.00	100%	7,680	One Story Frame				**** Sound Value	****			10,000
BASE LOT-VAL(0-1 ACRES) Jr. Acre	1.00	100%	11,520	Frame Shed				**** Sound Value	****			70,000
REAR (1-10 ACRES) Acre	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
				15Fr Overhang		44	C 100	Avg+	72%	100%	120%	2,495
Total Value of Buildings:											198,955	





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.

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.

Map Lot 121-020

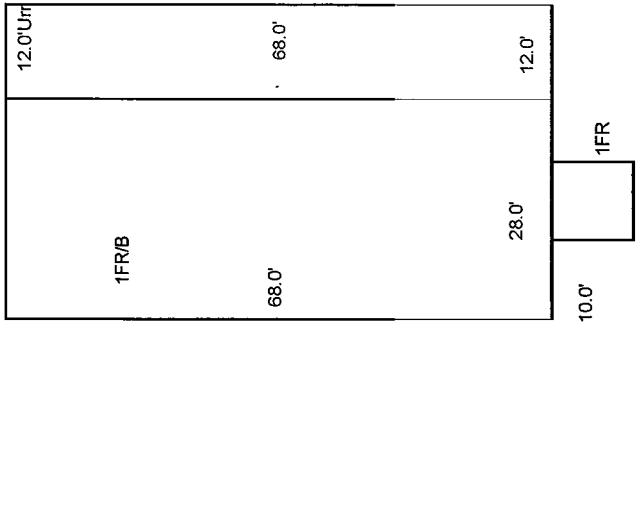
Account 193

Location 866 MAIN STREET

Card 1 Of 2 11/01/2023

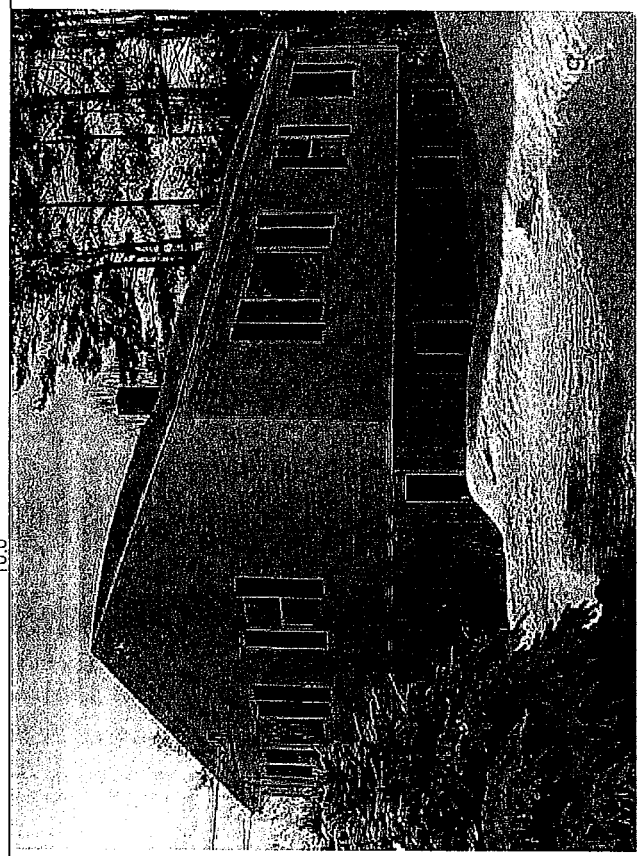
Building Style	5.Garrison	9.Other
1.Conv.	6.Split	10.Cottage
2.Ranch	7.Contemp	11.Mobile
3.R.Ranch	8.Log	12.
4.Cape		
Dwelling Units		
Other Units		
Stories		
1.1	4.1.5	7.
2.2	5.1.75	8.
3.3	6.2.5	9.
Exterior Walls		
1.Wood	5.Stucco	9.Other
2.Vinyl	6.Brick	10.
3.Compos.	7.Stone	11.
4.Asbestos	a.Concrete	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	4.Wood	7.
1.Concrete	5.Slab	8.
2.C Block	6.Piers	9.
3.Br/Stone		
Basement		
1.1/4 Bnt	4.Full Bnt	7.
2.1/2 Bnt	5.None	8.
3.3/4 Bnt	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	1.Typical
OPEN-5-CUSTOMIZE	2.Inadeq
Heat Type	3.Horrid
1.HWBB	4.
2.HWCI	5.No Heat
3.H Pump	6.Grav/WA
4.Steam	7.Electric
Cool Type	8.Fin/Wall
1.Refrig	9.None
2.Evapor	10.Rad
3.H Pump	11
Kitchen Style	12
1.Modern	
2.Typical	
3.Old Type	
Baths Style	
1.Modern	
2.Typical	
3.Old Type	
# Rooms	
# Full Baths	
# Half Baths	
# Addn Fixtures	
aces	
Layout	
1.Typical	
2.Inadeq	
3.Horrid	
4.	
5.No Heat	
6.Grav/WA	
7.Electric	
8.Fin/Wall	
9.None	
10.Rad	
11	
12	
Insulation	
1.Full	
2.Minimal	
3.Partial	
4.Cepped	
5.Unfinished%	
6.	
7.	
8.	
9.None	
Grade & Factor	
1.E Grade	
2.D Grade	
3.C Grade	
4.AA Grade	
5.AA Grade	
6.AA Grade	
7.Same	
8.	
9.	
10.	
11.	
12.	
Condition	
1.Poor	
2.Fair	
3.Avg-	
4.Avg	
5.Avg+	
6.Good	
7.Good	
8.Exc	
9.Same	
Phys.% Good	
Funct.% Good	
Functional Code	
1.Incomp	
2.O-Built	
3.Damage	
4.No Power	
5.Generate	
6.Enroach	
7.Legal	
8.None	
9.	
10.	
11.	
12.	
13.	
14.	
15.	
16.	
17.	
18.	
19.	
20.	
21.	
22.	
23.	
24.	
25.	
26.	
27.	
28.	
29.	



Date Inspected 3/09/2005

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
1 One-Story Frame	2020	100	3	100	5	0	13. Three Story Fr
23 Frame Garage	2020	11904	14	100	15	0	4-1 & 1/2 story
23 Frame Garage	7072						15.13/34 Story
							21. Open Frame Por
							24. Frame Shed
							25. Frame Bay Wind
							26. ISFR Overhang
							27. Infrt hPr Att
							29. Finished Attic



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

Property Data

Neighborhood 30 NEIGHBORHOOD 30
 Tree Crown Year 0
 X Coordinate 0
 Y Coordinate 0
 Zon/Land Use 11 Residential

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

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. Dr Well 7. Cesspool
 2. Water 5. Dig Well 8. Lake Water
 3. Sewer 6. Septic 9. None

Street

1 Paved
 1. Paved 4. Proposed 7.
 2. Semi Imp 5.
 3. Gravel 6. 9. None

FLOOD PLAIN MAP

Open 2
 0

Sale Data

1/16/2019
 190,000

2 Land & Buildings

1. Land 7.
 2. L & B 8.
 3. Building 9.

9 Unknown

1. Convert 7.
 2. F/H/V/A 8.
 3. Assumed 9. Unknown

1 Arms Length Sale

1. Valid 7. Changes
 2. Related 8. Other
 3. Distress 9. not verif

5 Public Record

1. Buyer 7. Family
 2. Seller 8. Other
 3. Lender 9.

Inspection Witnessed By:

X

Date

Date Insp.

Description

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

Land Data

Front Foot
 11. WATERFRONT FRO
 12. Delta Triangle
 13. Noble Triangle
 14. WATER EXCESS F
 15. WATER EXCESS F

Square Foot

16. Regular Lot
 17. Secondary Lot
 18. Excess Land
 19. Condominium
 20. Miscellaneous

Acres/Sites

21. BASE LOT-DEC
 22. BASE LOT-VAL0
 23. BASE WATER-DEC
 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

Influence Codes

1. Unimproved
 2. Excess Frig
 3. Topography
 4. Size/Shape
 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 Si
 43. Condo Site
 44. COMMERCIAL-BAS
 45. COMMERCIAL-BAS
 46. COMMERCIAL EXC

Total Acreage

2.00

DESCRIPTION OF CID PROJECT

CUSHING 866 and 867 Main Street CID APPLICATION 121-020

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 commercial drop zone so square footage will be in compliance with zoning requirements. I am also asking for an approved permit for the two buildings. This is my second time before the planning board to build and I feel that this application meets all criteria that the planning board currently has.

There is no anticipated excess traffic or waste associated with this project that would unnecessarily burden the towns resources or restrict regular traffic flow. I feel that I have included everything that the planning board requires to complete approval currently. Thank you for your time and consideration.

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.

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.

Building materials will be wood and metal with cement slabs as a base. Construction would start shortly after approval and would complete within approximately two years.