

Permit Fee _____
Date Paid _____
Receipt # _____

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

Map 120 Lot 88

Planning Board
Land Use Permit Application

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

1. Applicant / Owner:

Name Brett Roberts
Address 26 Carr Hill Rd.
Mt. Vernon, ME 04352
Phone# (W) 207-931-8820
(H) _____

Agent (if any):

Name Mary Denison, Esq.
Address PO Box 67
Winthrop, ME 04364
Phone# (W) 207-377-6953
(H) _____

Email for applicant/agent robertsbrett24@yahoo.com; mdenison@lakedenison.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: 19 Winthrop Road (Route 41), Readfield

3. Please describe what you are proposing to do:

Construct a 60' x 80' storage building for operation of a commercial storage and warehousing business.
Create level area in rear of lot for outdoor storage of up to 25 boats.

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 District

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

Vacant land.

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

Storage/Warehousing

7. Lot Width 200 Lot Depth 270 Lot Area in Acres (1 acre = 43,560 sq. ft.) 1.3 acres

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

Type of Structure(s)	Length	Width	Height
<u>Stick built clear span on slab with metal siding and roof</u>	<u>80'</u>	<u>60'</u>	<u>30'</u>

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 reconstruction, relocation or expansion of a non-conforming structure in a shoreland zone, 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: _____ . (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 reconstruction, relocation or expansion of a non-conforming structure in a shoreland zone, 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: _____ . (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.

_____.
- 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**.”

_____.

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

Signature of Applicant / Owner  Date 11/24/2022

Signature of Agent (if any):  Date 11/24/2022

Required Submittals

(Per Article 6, Section 3.I.2)

- ✓ 1. Copy of the portion of applicable tax map showing subject property, abutting properties and boundaries of all contiguous property under the control of the owner or applicant, regardless of whether all or part is being developed at this time.
- ✓ 2. Names and mailing addresses of all property owners abutting the proposed development. (Abutters are the owners of any parcels with one or more common boundaries or points, as well as property owners of any parcel located directly across any road, railroad or stream along the road, railroad or stream from the parcel involved in the application. Also included is any Qualified Conservation Holder of an easement in any of these parcels).
- ✓ 3. Exact direction to the property from the Town Office, using a map if necessary.
- ✓ 4. The Assessor's tax map and lot numbers of the parcels.
- ✓ 5. A copy of the deed to the property or other documentation to demonstrate right, title or interest in the property on the part of the applicant.
- N/A 6. The name, registration number and seal of the land surveyor, architect, engineer and/or similar professional who prepared any plan.
- ✓ 7. Map showing the north bearing and lot dimensions of all property lines of the property to be developed and the source of this information.
- ✓ 8. Site plan(s) illustrating the following: (Note: If the site plan is not drawn to scale, then specific distances identifying the relative locations of the following features must be shown on the plan).
 - a) The location and size of any existing and proposed sewer and water mains, culverts and drains that will serve the development whether on or off the property along with the direction of existing and proposed surface water drainage across the site.
 - b) The location, names, and present and proposed widths of existing and proposed roads, driveways, streets, parking and loading areas, walkways and rights-of-way within or adjacent to the proposed development.
 - c) The location and dimensions of all existing and proposed buildings and structures on the site, including underground storage tanks.
 - d) The location of intersecting roads or driveways within 200 hundred feet of the site.
 - e) The location of existing and proposed open drainage courses, wetlands, water bodies, floodplains, stands of trees, and other important natural features, with a description of such features to be retained.
 - f) The location and dimensions of any existing and proposed easements.
 - g) The location and dimensions of all existing and proposed provisions for water supply and wastewater disposal systems, including a design copy or letter of soils suitability for any proposed new or replacement wastewater disposal systems.
 - h) The location and dimensions of all existing and proposed signs.
 - i) For any project which shall result in a change to exterior lighting, the location, height, and type of existing and proposed exterior lighting and, for commercial, industrial and institutional projects, the foot-candle intensities of proposed lighting projecting on abutting properties.
 - j) The proposed landscaping and buffering.
 - k) The location and amount of any earth-moving.
 - l) A copy of all existing or proposed covenants or deed restrictions associated with the subject property.

- N/A 9. A copy of any applicable Federal, State or Town applications or permits which have been issued.
- 10. A narrative describing how the proposal meets all of the Planning Board's Review Criteria.
- 11. Evidence of receipt of application fee paid to the Town of Readfield.
- 12. A schedule of construction, including anticipated beginning and completion dates.
- 13. A stormwater drainage and erosion and control plan in compliance with Article 8, Sections 10 and 11.
- 14. A description of the traffic movement to be generated by the development including types, peak hour and average daily vehicle trips, travel routes, and duration of traffic movement both during and following construction. A full traffic impact study shall be required under the conditions set forth in Article 8, Section 18.H, and shall include the components described therein.
- N/A 15. An assessment of the solid or hazardous wastes to be generated by the proposed activity and a plan for its handling and disposal, along with evidence of disposal arrangements.
- 16. A copy of any required dimensional calculations applicable to the standards being reviewed, for example, square footage of structures, percent of lot coverage, etc.
- 17. Elevation drawings for new commercial, industrial, and institutional buildings.
- N/A 18. Any additional information relevant to the project, for example, photographs, Cobbossee Watershed District recommendations, etc.

-----(end of application)-----

Planning Board Fees

<u>Value of Project</u>	<u>Fee</u>
Up to \$100,000	\$100
\$100,001 to \$500,000	\$150
\$500,001 to \$1,000,000	\$250
\$1,000,001 and over	\$500

“Value of Project” is considered the fair market value of all labor and materials associated with the project requiring site review. The above fee schedule does not include other fees that may be required as part of this project, for example, building and plumbing permit fees.

Subdivision Review

Minor subdivisions	\$175
Major subdivisions	\$175 plus \$50 per lot

Legitimate non-profit organizations will be assessed one-half of the regular fees

Brett Roberts
Proposed storage building
19 Winthrop Road, Readfield

Project description:

The current site is a 1.3 acre vacant lot that was once the site of the bulk storage tanks for Potter Oil Company. The site is fairly level and will require very little earthwork to construct a 60' x 80' storage building built on a slab. The structure will be stick-built, clad with metal siding and a metal roof. The applicant is basing the exterior design on the metal structure at Manchester Motors on Route 202 in Manchester.

In addition to the structure, the applicant will prepare an area in the rear of the lot for seasonal outdoor storage of up to 25 boats.

Access and parking will be adequate for storage and boat access, with a loop drive around the building and one access point on Route 41.

The building will have a gravel drip edge to catch storm water runoff. The site currently drains to an existing swale that leads from Route 41 and then drains in a southwesterly direction off site.

The site will be screened from Route 41 with evergreen plantings and some maple trees. Exterior lighting will be shielded as necessary to prevent glare on neighboring residential properties.

The anticipated start date of construction is May 2022 as soon as the ground is stable. Construction should be completed before September 1, 2022.

Applicant: Brett Roberts, 19 Winthrop Road, 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: **Building will be slate gray and black, no major landscaping changes proposed, any disturbed areas will loamed and seeded. Applicant will plant vegetative screening along Route 41 side of property as a visual buffer.**

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:

a) prevent stormwater from giving rise to soil erosion both during and after the development: **Building will have crushed stone drip edge to catch roof run-off; site has existing ditch carrying stormwater from Route 41 westerly across level area and off the property. All drainage will continue to follow current ground conditions. Builder will follow best management practices for erosion control using silt fence, mulch berms, and haybales as appropriate during construction and until new vegetation is seeded and stable.**

b) reasonably conserve the land's capacity to hold water: **Impervious surfaces will be held to a minimum.**

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. **Project will not impact current municipal services.**

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? **Applicant has adequate financial resources to build project and also has a commitment letter from Franklin Savings Bank if additional funding is required.**

b) What technical support will be used in connection with any design, development or use of the project? **Applicant is a builder and has the technical skills required for completion of project.**

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? **N/A**

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? **N/A**

7. a) Does your proposed development or use include any alteration of or impact to any wetland? If the answer to this question is yes, describe how you intend to minimize this impact? **No.**

b) Are you aware that any wetland alteration requires additional permitting on the State or Federal level and will you be applying for those? **N/A**

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. **Minimal trash from office will be transported to Applicant's resident transfer station.**

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? **N/A**

c) If the solid waste is not to be taken to the Town Recycling Station, how do you plan to dispose of it? **Small amount of office trash will be added to applicant's household waste at Mt. Vernon transfer station.**

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. **Construction activity will generate noise, after completion project will not generate noise, dust or glare. Building will have two floodlights with appropriate shielding located at each end of the structure.**

b) Describe the anticipated extent of these impacts and how you intend to buffer or reduce them to a level acceptable to adjacent properties. **N/A**

12. a) What is the approximate percentage of slope of the land? **0-2% across majority of site, slope increases to 4-5% on westerly end.**

b) What is the nature of the soils? **Gravelly, sandy.**

c) What is the nature and extent of the existing vegetation on the site of development or use? **Grass and low scrub, small trees to the rear small pines along Route 41.**

13. a) What is the nearest waterbody (lake, pond, stream, or brook)? **Dead Stream and Maranacook Lake dead water to the west southwest.**

b) What is the least distance between the waterbody and the project site? **615' approx.**

c) What part of your project could impact one of these waterbodies? **N/A**

d) How do you intend to minimize this impact? **N/A**

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? **No plumbing or wastewater system proposed.**

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. **Stormwater from roof of building will be captured by gravel drip edge and channeled to existing drainage ditch at southerly side of property.**

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. **N/A. Project will not involve paving, roof area of proposed building will not exceed 4800 sq. ft.**

16. What will your water requirements be for this use and what will be your water source? **No water supply required or proposed. Applicant is aware that if water supply is added in the future, applicant will be required to tie into the small local public water utility managed by the Winthrop Utility District.**

17. What types and amount of additional traffic do you expect as a result of this use? **Occasional customer visit, but no major impact. Based on national traffic averages for a storage facility and the square footage of the proposed building, estimated trips per day will be 6-8 at maximum.**

18. What are your plans for permanent access to the site of the proposed use? **Entrance to site from Route 41 already established and will be improved to allow for safe passage of two vehicles at once.**

19. Does your proposed development or use cross the Readfield town line? **No.**

If so, into which town? **N/A**

How will you avoid causing unreasonable traffic congestion or unsafe conditions as related to the use of that town's public ways? **N/A**

20. What is the estimated depth-to-frontage ratio of the lots you propose to create or develop? **No new lots proposed.**

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**

**MAINE REAL ESTATE
TRANSFER TAX PAID**

**WARRANTY DEED
DLN: 1002140129086**

SONYA A. CLARK (f/k/a SONYA A. POTTER), of Readfield, ME for consideration paid,
grants to **BRETT A. ROBERTS**, with a mailing address of 26 Carr Hill Road, Mount Vernon,
ME 04352 with **WARRANTY COVENANTS**, a certain lot or parcel of land situated in
Readfield, Kennebec County, State of Maine and bounded and described as follows:

Being on the westerly side of Route 41, so-called, in Readfield Corner, and being the premises conveyed by Harold E. Macomber to Edwin N. Harriman and Mabel A. Harriman by deed dated November 18, 1953 and recorded in the Kennebec County Registry of Deeds in Book 959, Page 288, and also being the same premises conveyed by Frank E. Southard, Jr., to Edwin N. Harriman and Mabel A. Harriman as joint tenants by deed dated August 10, 1959, and recorded in said Registry in Book 1161, Page 119.

Also, another certain lot or parcel of land situated in said Readfield in Kennebec County, State of Maine on the westerly side of highway Route 41, so-called, leading from Winthrop past the residence of the late Edwin N. Harriman to Readfield Corner and bounded and described as follows:

Beginning at an iron stake driven into the ground at the southwesterly corner of the lot of land conveyed to Raymond T. Fogg by Mabel A. Harriman by deed dated January 19, 1960 and recorded in the Kennebec County Registry of Deeds in Book 1176, Page 260; thence northerly along the westerly line of the aforesaid lot two hundred ten (210) feet to an iron stake driven into the ground at the northwesterly corner of the aforesaid lot thence westerly on a stone wall said stone wall being the easterly line of land now or formerly occupied by John Notis; thence southerly two hundred ten (210) feet along said line or stone wall to land now or formerly of Daniel O. Harriman; thence easterly along land now or formerly of Daniel O. Harriman and land now or formerly of the Heirs of Edwin N. Harriman to the point of beginning. The northerly line being parallel with the southerly line of the lot herein conveyed, said lot containing one (1) acre, more or less, and being the same lot conveyed to Raymond T. Fogg and Marion E. Fogg by deed dated October 4, 1960 and recorded in said Registry in Book 1205, Page 46.

Meaning and intending to convey the premises described in deed of Potter Tank Farm, Inc. to Sonya A. Potter (n/k/a Sonya A. Clark), dated December 20, 2004 and recorded in the Kennebec County Registry of Deeds at Book 8464, Page 287.

WITNESS my hand and seal this 15th day of January, 2021.

Sonya A. Clark
SONYA A. CLARK

STATE OF MAINE
COUNTY OF KENNEBEC

January 15, 2021

Personally appeared the above named **SONYA A. CLARK** and acknowledged the foregoing instrument to be her free act and deed.

Before me,

Mary A. Denison

Notary Public

Print Name:

Commission Expires:

LD:cm
T-5040

MARY A DENISON
NOTARY PUBLIC
AS ATTORNEY AT LAW
4 M.R.S.A § 1056
MY COMMISSION DOES NOT EXPIRE

Brett Roberts
Proposed storage building
19 Winthrop Road, Readfield

Abutters List

Map 120, Lot 87 – 13 Winthrop Road
Merrill Investigations
PO Box 38, Readfield, ME 04355

Map 120, Lot 89 – 43 Winthrop Road
Mark Wicks
PO Box 124, Readfield, ME 04355

Map 120, Lot 83 – 1160 Main Street
Michael Spaulding
1160 Main Street, Readfield, ME 04355

Map 120, Lot 100 – 14 Winthrop Road
Richard Stephens
14 Winthrop Road, Readfield, ME 04355

Map 120, Lot 84 – 1154 Main Street
Readfield Fire Department
c/o Town Office, 8 Old Kents Hill Rd., Readfield, ME 04355

MAIN ST





Town of Readfield MAINE

Town of Read
8 Old Kents Hi
Readfield, ME
(207) 685-4
info@readfieldm

[Home](#) [Contact](#)

[Admin](#)

Last Updated 01/04/2022

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Map/Lot 120-088
Book 13862
Page 277
Account 955
Location 19 WINTHROP ROAD
Owner Roberts, Brett A
 26 Carr Hill Road
 Mount Vernon ME 04352

Assessment

Land	24,400
Building	0
Taxable	24,400

Property Information

Type	Residential
Acreage	1.30
Zone	Residential
Neighborhood	NEIGHBORHOOD 10
Street Type	None
Utilities	None
Utilities	None

Land

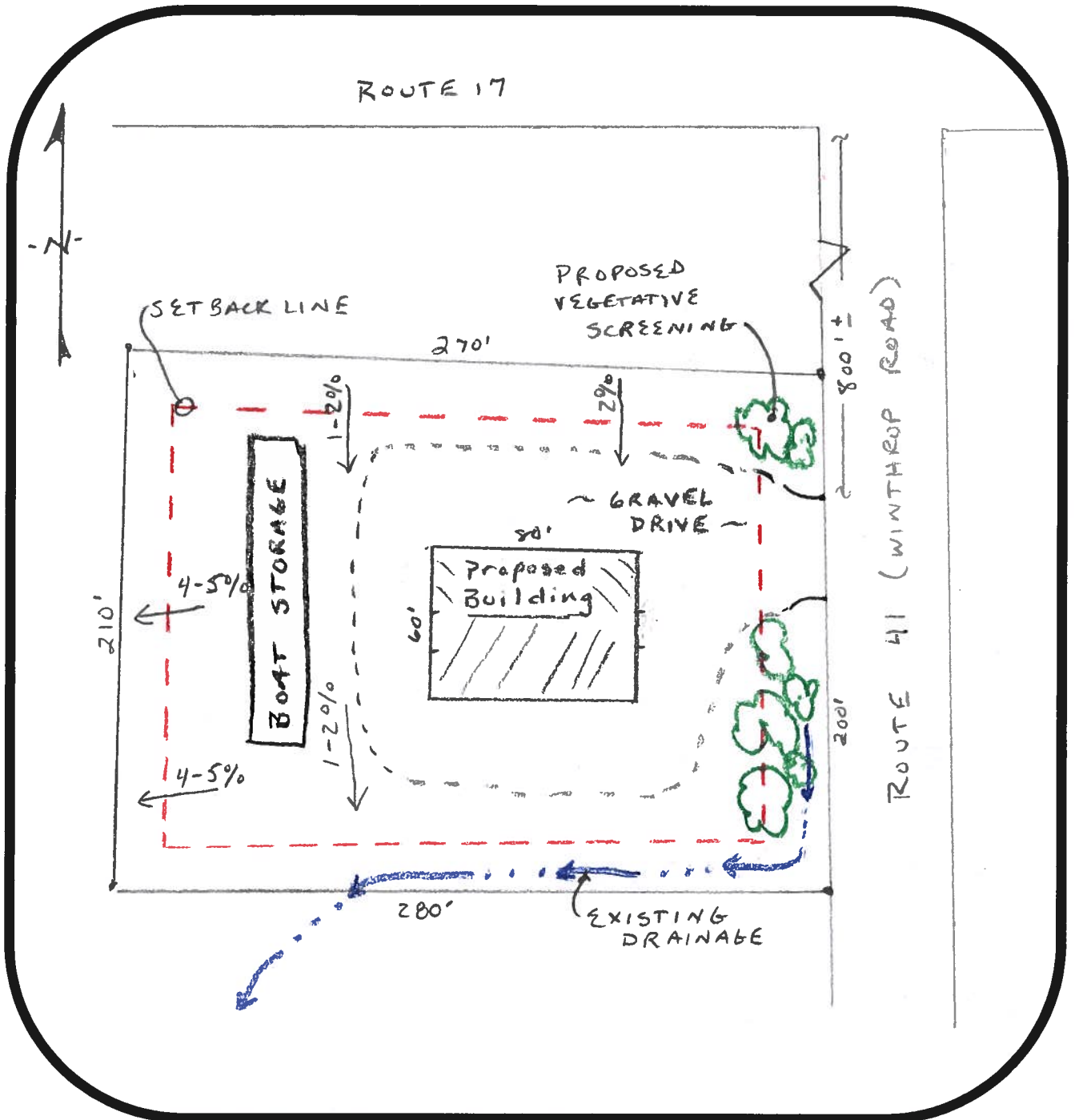
Description	Type	Units	Value
BASE LOT-DEC	Fractional Acreage	1.00	9,600
BASE LOT-VAL(0-1 ACRES)	Fractional Acreage	1.00	14,400
REAR (1-10 ACRES)	Acres	0.30	360
		1.30	24,400

Tax Detail as of 01/04/2022

Year	Mil Rate	Original	Remaining
2021	15.79	385.28	388.51
2020	17.57	391.81	0.00
2019	19.55	396.87	0.00
2018	19.44	394.63	0.00
2017	19.29	391.59	0.00
2016	18.93	384.28	0.00
2015	18.08	367.02	0.00
2014	18.5	375.55	0.00
2013	18.2	369.46	0.00
2012	16.2	328.86	0.00
		3,785.35	388.51

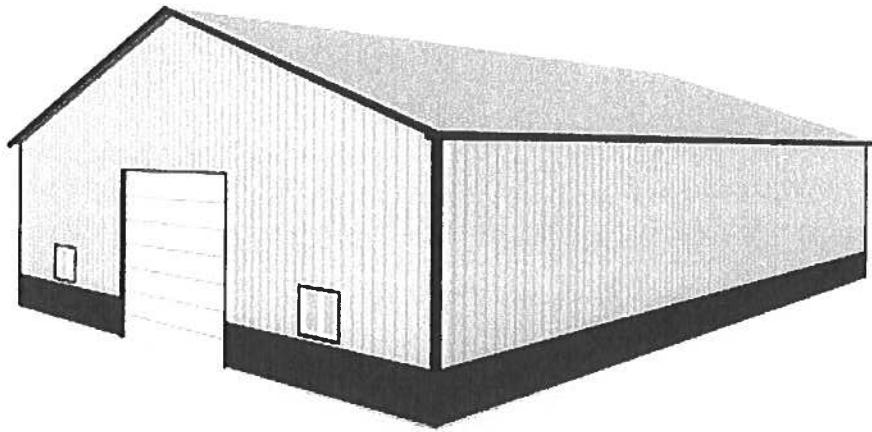
Sale History

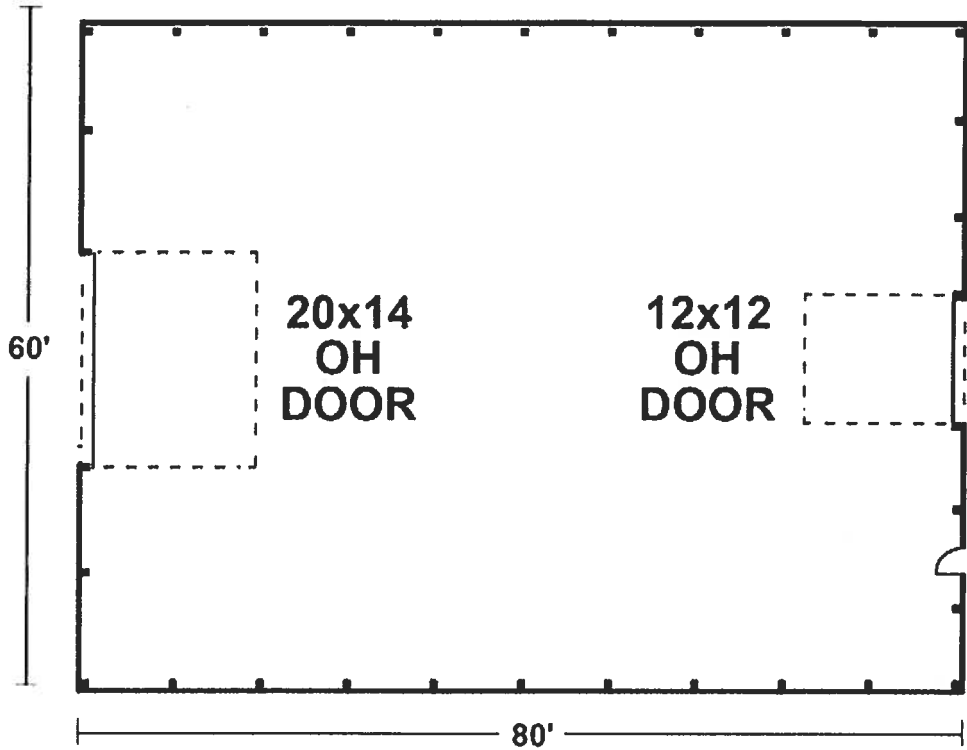
Previous Owner	Sale Date	Sale Price
Potter Tank Farm Inc	1/15/2021	50,000

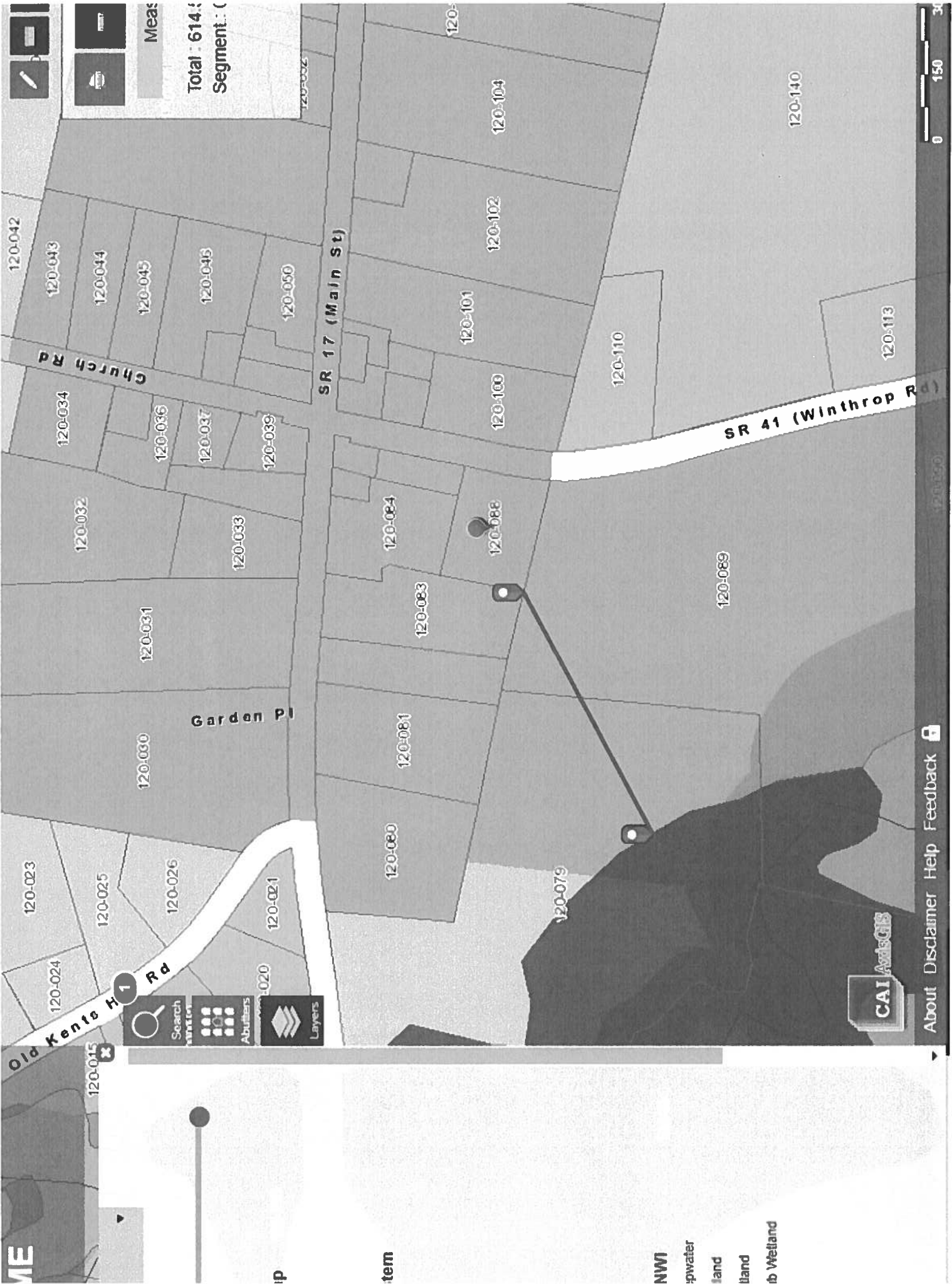


Brett Roberts
 19 Winthrop Road, Map 120, Lot 88
 ~Village District~
 Scale: 1" = 60'
Proposed Commercial Storage Facility

Village District Requirements
 Min. land area = 20,000 sq. ft.
 Min. Road Frontage = 100'
 Road setback = 25'
 Side setback = 20'
 Min. lot Depth = 200'
 Commercial structure > 5000 sq ft.







Meas
Total : 614.5
Segment : (



Search
Abutters
Layers



About Disclaimer Help Feedback

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NWI

water

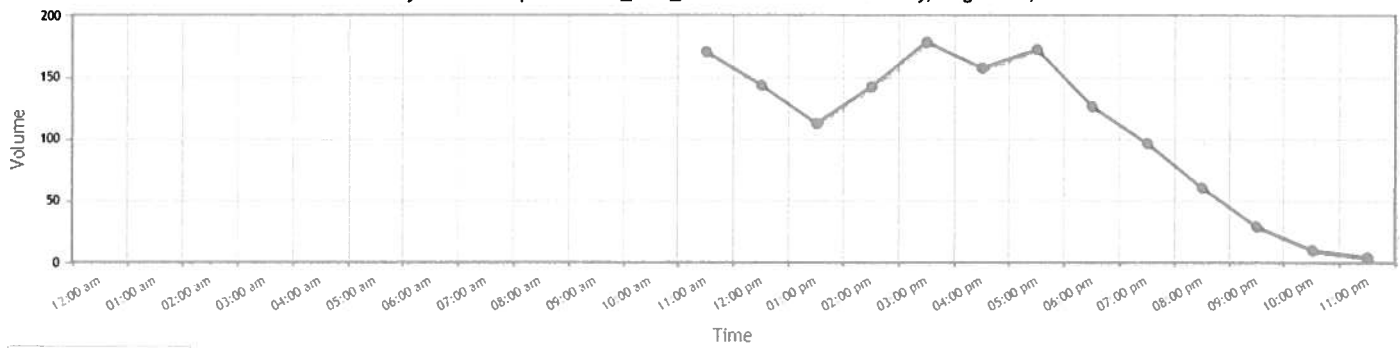
land

land

Wetland

Multi-Day Volume Report MAINE_DOT_SDC 231119040905 Monday, August 14, 2017

Multi-Day Volume Report MAINE_DOT_SDC 231119040905 Monday, August 14, 2017



- Mon Aug 14
- Average Workday
- Average 7 Day

Site Name: READFIELD 40905 Site ID: 231119040905 Description: SR 41 (WINTHROP RD) S/O SR 17 (MAIN ST)

All Lanes Time Period: 1 hour Exclude data: None

	Mon Aug 14	Average Workday	Average 7 Day	Total Count
12:00 am	-	-	-	-
01:00 am	-	-	-	-
02:00 am	-	-	-	-
03:00 am	-	-	-	-
04:00 am	-	-	-	-
05:00 am	-	-	-	-
06:00 am	-	-	-	-
07:00 am	-	-	-	-
08:00 am	-	-	-	-
09:00 am	-	-	-	-
10:00 am	-	-	-	-
11:00 am	170	-	-	170
12:00 pm	143	-	-	143
01:00 pm	112	-	-	112
02:00 pm	142	-	-	142
03:00 pm	178	-	-	178
04:00 pm	157	-	-	157
05:00 pm	172	-	-	172
06:00 pm	126	-	-	126
07:00 pm	96	-	-	96
08:00 pm	60	-	-	60
09:00 pm	29	-	-	29
10:00 pm	10	-	-	10
11:00 pm	4	-	-	4
7am-7pm	-	-	-	-
6am-10pm	-	-	-	-
6am-12am	-	-	-	-
12am-12am	-	-	-	-
am Peak	-	-	-	-
Peak Volume	-	-	-	-
pm Peak	03:00 pm	-	-	-
Peak Volume	178	-	-	-

Event key: QC failure Atypical (QC) Events Special Holiday Offline
 Weekends and defined holidays

Notes on data:
 Weekly (7-day) averages are weighted by each day of the week.

Holidays & Events:
 None

Data prepared by Drakewell US 04 - Nevada September 15, 2021 5:55:24 AM.

C2-Cloud Traffic Data ©2003-2020 Drakewell Ltd.

Version 21.08.23.073316

Count Book

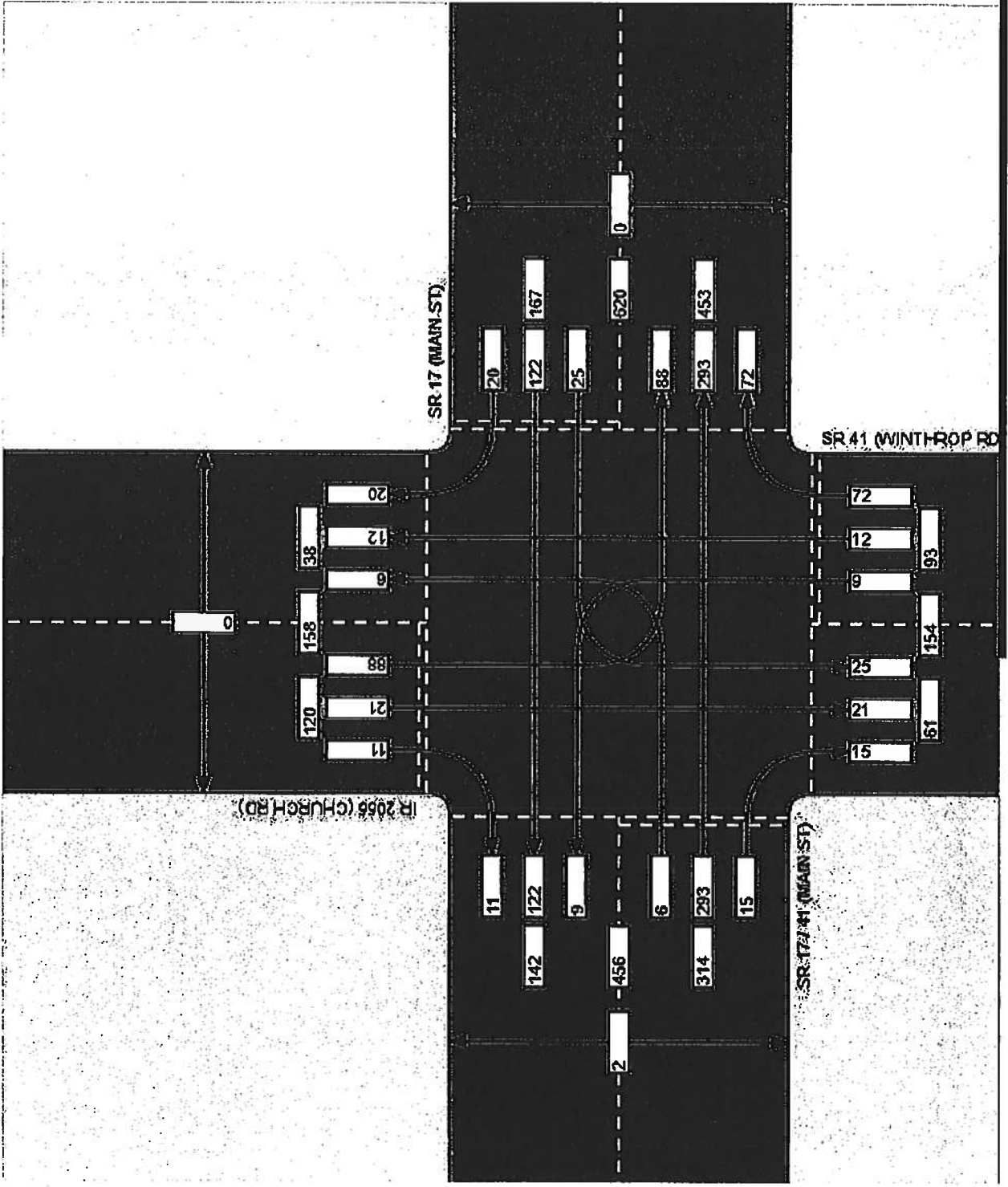
TOWN	STA	ROAD	PN	LOCATION	GROUP	AADT14	AADT15	AADT16	AADT17	AADT18	AADT19
READFIELD	40804	0017X	3	SR 17/41(MAIN ST) SE/O SR 41(CHIMNEY RD)	II+II	2,920	-	-	-	-	-
READFIELD	40907	0017X	3	SR 17/41(MAIN ST) W/O SR 41(WINTHROP RD)	II+II	3,610	-	-	3,650	-	-
READFIELD	40808	0041X	4	SR 41 (CHIMNEY RD) NW/O SR 17 (MAIN ST)	III	1,090	-	-	1,200	-	-
READFIELD	34100	0041X	3	SR 41 (WINTHROP RD) @ WINTHROP TL	II	1,130	-	-	1,150	-	-
READFIELD	40905	0041X	3	SR 41 (WINTHROP RD) S/O SR 17 (MAIN ST)	II	1,300	-	-	1,610	-	-
ROME	51802	02041	6	IR 2041 (WATSON PD RD) NE/O IR 2667 @ TL	I	430	-	-	550	-	-
ROME	40106	02041	6	IR 2041 (WATSON POND RD) SW/O SR 27 @ BR	I	200	-	-	270	-	-
ROME	56401	02041	6	IR 2041 (WATSON) N/O IR 1710(PW)@BR 6037	I	-	-	-	-	-	190
ROME	57200	02667	4	IR 2667(CASTLE ISLAND RD) @BR#5912(W BR)	II+III	1,310	-	-	-	-	-
ROME	56502	00329	6	IR 329 (N POND) NE/O IR 2090 (ROBINSON)	II	-	-	-	200	-	-
ROME	52101	00329	6	IR 329 (NORTH POND RD) N/O SR 225	II	-	-	-	180	-	-
ROME	39901	00737	6	IR 737 (MERCER RD) N/O SR 225	I	360	-	-	300	-	-
ROME	60902	0225X	4	SR 225 (ROME RD) NE/O IR 333 (DRURY LN)	II+III	-	-	-	1,380	-	-
ROME	52103	0225X	4	SR 225 E/O IR 329 (JAMAICA POINT RD)	II+III	-	-	-	1,640	-	-
ROME	52107	0225X	4	SR 225 W/O IR 329 (JAMAICA POINT RD)	II+III	-	-	-	1,420	-	-
ROME	38908	0027X	2	SR 27 (AUGUSTA RD) NW/O SR 225 (ROME RD)	II	3,020	-	-	3,000	-	-
ROME	38905	0027X	2	SR 27 (AUGUSTA RD) S/O SR 225 (ROME RD)	II	3,010	-	-	3,040	-	-
ROME	40108	0027X	2	SR 27 NW/O IR 2041 (WATSON POND RD)	II	3,180	-	-	2,850	-	-
ROME	93801	0027X	2	SR 27(AUGUSTA) N/O IR 722(RICHARDSON RD)	II	3,350	-	-	3,280	-	-
SIDNEY	53103	0095X	1	I-95 (NB) 0.7 MI N/O LYONS RD OVERPASS	-	13,510	14,540	-	15,710	-	-
SIDNEY	53103	0095X	1	I-95 (NB) 0.7 MI N/O LYONS RD OVERPASS	II	-	-	-	15,710	-	-
SIDNEY	53101	0095X	1	I-95 (NB) N/O OFF RAMP TO LYONS RD	II	-	12,880	-	14,720	-	-
SIDNEY	53104	0095X	1	I-95 (SB) 0.7 MI N/O LYONS RD OVERPASS	-	14,230	14,640	-	15,870	-	-
SIDNEY	53104	0095S	1	I-95 (SB) 0.7 MI N/O LYONS RD OVERPASS	II	-	-	-	15,870	-	-
SIDNEY	53102	0095S	1	I-95 (SB) N/O ON RAMP FROM LYONS RD	II	-	13,750	-	14,710	-	-
SIDNEY	36003	01524	6	IR 1524 (QUAKER RD) E/O SR 23 (POND RD)	I	730	-	-	700	-	-
SIDNEY	34707	02238	3	IR 2238 (LYONS RD) W/O SR 104 (W RIVER)	I	1,870	-	-	1,160	-	-
SIDNEY	37403	02248	6	IR 2248 (GOODHUE RD) E/O SR 23(POND)	I	310	-	-	370	-	-
SIDNEY	37607	02248	6	IR 2248(DRUMMOND RD) W/O SR 104(W RIVER)	I	490	-	-	-	-	-
SIDNEY	63205	02281	4	IR 2281 (MIDDLE) S/O IR 366 (SHEPHERD)	I	-	-	-	1,830	-	-
SIDNEY	57701	02293	6	IR 2293 (TIFFANY) N/O IR 2236 (BARTLETT)	I	-	-	-	150	-	-
SIDNEY	57705	02293	6	IR 2293 (TIFFANY) S/O IR 2236 (BARTLETT)	I	-	-	-	40	-	-
SIDNEY	34507	00366	6	IR 366 (DINSMORE RD) W/O SR 104	I	550	-	-	500	-	-
SIDNEY	63207	00366	6	IR 366 (SHEPHERD RD) W/O IR 2281(MIDDLE)	I	-	-	-	990	-	-
SIDNEY	34701	0104X	3	SR 104 (W RIVER RD) N/O IR 2238 (LYONS)	I	2,550	-	-	1,770	-	-
SIDNEY	34705	0104X	3	SR 104 (W RIVER RD) S/O IR 2238 (LYONS)	I	1,390	-	-	1,460	-	-
SIDNEY	37601	0104X	3	SR 104 (W RIVER) N/O IR 2248 (DRUMMOND)	I	2,670	-	-	-	-	-
SIDNEY	34506	0104X	3	SR 104 SW/O IR 366 (DINSMORE RD)	I	1,420	-	-	1,380	-	-
SIDNEY	36001	0023X	3	SR 23 (POND RD) N/O IR 1524 (QUAKER RD)	I+II	1,350	-	-	1,570	-	-
SIDNEY	37401	0023X	3	SR 23 (POND RD) N/O IR 2248 (GOODHUE)	I	890	-	-	-	-	-
SIDNEY	34401	0023X	3	SR 23 (POND RD) N/O SR 8/11/27(BELGRADE)	I+II	2,350	-	-	2,270	-	-
SIDNEY	37405	0023X	3	SR 23 (POND RD) S/O IR 2248 (GOODHUE)	I	940	-	-	-	-	-
SIDNEY	34405	0008X	2	SR 8/11/27 (BELGRADE RD) S/O SR 23(POND)	I	8,130	-	-	7,840	-	-

Count Book

TOWN	STA	ROAD	PN	LOCATION	GROUP	AADT14	AADT15	AADT16	AADT17	AADT18	AADT19
PITTSTON	30207	0194X	4	SR 194 W/O IR 417 (S BEECH HILL RD)	I	1,380	-	-	-	-	-
PITTSTON	60404	0194X	4	SR 194(E PITTSTON RD) SE/O IR 2276(TROOP	I	2,200	-	-	2,290	-	-
PITTSTON	30007	0194X	4	SR 194(E PITTSTON RD) W/O IR409(NASH RD)	I	-	-	-	1,200	-	-
PITTSTON	30405	0027X	2	SR 27 (WISCASSET RD) S/O IR 2278(KELLEY)	II	4,530	-	-	-	-	-
PITTSTON	30605	0027X	2	SR 27 (WISCASSET) S/O SR 126(WHITEFIELD)	I	7,410	-	-	7,350	-	-
PITTSTON	30505	0027X	2	SR 27 S/O IR 3004 (SMITHTOWN RD) (N JCT)	II	5,420	-	-	5,140	-	-
PITTSTON	30608	0027X	2	SR 27/126 (WATER ST) NW/O SR 126@BR#2862	I	10,080	-	-	-	-	-
RANDOLPH	01603	00370	6	BARBER RD E/O SR 226 (WINDSOR ST)	I	710	-	-	-	-	-
RANDOLPH	00203	01391	6	BELMONT AVE E/O SR 9 (WATER ST)	I	360	-	-	-	-	-
RANDOLPH	01501	00425	6	BIRMINGHAM RD N/O SR 226 (WINDSOR ST)	I	900	-	-	-	-	-
RANDOLPH	00301	01398	6	HILLCREST AVE N/O CENTRAL ST	I	320	-	-	-	-	-
RANDOLPH	01202	01400	6	KINDERHOOK ST NE/O SR 27/126 (WATER ST)	I	1,420	-	-	-	-	-
RANDOLPH	01406	01400	6	KINDERHOOK ST SW/O SR 226 (WINDSOR ST)	I	1,120	-	-	-	-	-
RANDOLPH	01503	0226X	3	SR 226 (WINDSOR ST) E/O BIRMINGHAM RD	I	5,970	-	-	5,960	-	-
RANDOLPH	00803	0226X	3	SR 226 (WINDSOR ST) E/O SR 27/126(WATER)	I	6,710	-	-	6,830	-	-
RANDOLPH	01407	0226X	3	SR 226 (WINDSOR ST) W/O KINDERHOOK ST	I	6,200	-	-	-	-	-
RANDOLPH	00805	0027X	2	SR 27/126 (WATER) S/O SR 226 (WINDSOR)	I	-	-	-	11,400	-	-
RANDOLPH	01804	0027X	2	SR 27/126 (WATER) SE/O IGA @ TOGUS BK	I	10,140	-	-	10,760	-	-
RANDOLPH	00201	0009X	2	SR 9 (WATER ST) N/O BELMONT AVE	I	8,520	-	-	-	-	-
RANDOLPH	00601	0009X	2	SR 9 (WATER ST) N/O ROUTE 27 BRIDGE	I	9,110	-	-	9,350	-	-
READFIELD	48201	02055	6	IR 2055 (CHURCH RD) N/O IR 661(CHASE RD)	I+II	-	-	-	550	-	-
READFIELD	40901	02055	6	IR 2055 (CHURCH RD) N/O SR 17 (MAIN ST)	I+II	1,060	-	-	1,150	-	-
READFIELD	48308	02055	6	IR 2055 (CHURCH RD) NW/O IR 2541 (FOGG)	I+II	-	-	-	760	-	-
READFIELD	41108	02096	6	IR 2096 (BEAVER DAM RD) NW/O IR 341	II+III	-	-	-	400	-	-
READFIELD	41104	02096	6	IR 2096(BEAVER DAM) SE/O IR 341(MEMORIAL	II+III	-	-	-	310	-	-
READFIELD	51605	02183	6	IR 2183(STURTEVANT HILL RD) S/O SR 17/41	I	-	-	-	710	-	-
READFIELD	48302	02541	6	IR 2541(FOGG RD) NE/O IR 2055(CHURCH RD)	I+II	-	-	-	290	-	-
READFIELD	48708	02754	6	IR 2754 (OLD KENTS HILL) NW/O SR 17/41	II+III	350	-	-	440	-	-
READFIELD	65701	00315	4	IR 315 (NORTH RD) N/O SR 17 (MAIN ST)	II	1,370	-	-	1,180	-	-
READFIELD	65601	00315	4	IR 315(NORTH RD) N/O IR 671(WINGS MILLS)	II	690	-	-	640	-	-
READFIELD	41006	00317	6	IR 317 (SOUTH RD) SW/O SR 17 (MAIN ST)	II+III	550	-	-	540	-	-
READFIELD	41301	00323	6	IR 323(PLAINS RD) N/O SR 17/135(MAIN ST)	I+II	-	-	-	670	-	-
READFIELD	41105	00341	6	IR 341(MEMORIAL) S/O IR 2096(BEAVER DAM)	II+III	-	-	-	280	-	-
READFIELD	65602	00671	6	IR 671(WINGS MILLS RD) NE/O IR315(NORTH)	I	510	-	-	380	-	-
READFIELD	41401	0135X	4	SR 135 (GORDEN RD) N/O SR 17 (MAIN ST)	II	970	-	-	1,050	-	-
READFIELD	41206	0135X	4	SR 135 (STANLEY RD) SW/O SR 17 (MAIN ST)	II	820	-	-	980	-	-
READFIELD	40903	0017X	3	SR 17 (MAIN ST) E/O SR 41 (WINTHROP RD)	I+II	4,690	-	-	4,610	-	-
READFIELD	65708	0017X	3	SR 17 (MAIN ST) NW/O IR 315 (NORTH RD)	I+II	-	-	-	4,740	-	-
READFIELD	41208	0017X	3	SR 17 (MAIN ST) NW/O SR 135 (STANLEY RD)	I+II	4,980	-	-	5,240	-	-
READFIELD	40807	0017X	3	SR 17 (MAIN ST) W/O SR 41 (CHIMNEY RD)	II	2,380	-	-	2,570	-	-
READFIELD	41008	0017X	3	SR 17 NW/O IR 317 (SOUTH RD) @ RR XING	I+II	5,170	-	-	5,400	-	-
READFIELD	41303	0017X	3	SR 17/135(MAIN ST) E/O IR 323(PLAINS RD)	I+II	5,560	-	-	5,900	-	-
READFIELD	51608	0017X	3	SR 17/41 (MAIN ST) NW/O IR 2183	I+II	-	-	-	3,460	-	-

gram

IE_DOT_TM - 000011190409 - 000011190409, 05/13/2011 turning movement - Friday, May 13, 2011



Time Period:

- All times
- AM Peak Hour: 07:00 - 08:00
- PM Peak Hour: 16:30 - 17:30
- Overall Peak Hour: 07:00 - 08:00
- Custom: -

Traffic Bins:

- Passenger
- SUT
- Semis

All - None - Toggle

Traffic total: 694

VITTORENI AT LAW

3186

1/24/2022

Planning Board Application Fee
Brett A. Roberts

150.00

Town of Readfield
----- Receipt -----

01/26/22 10:15 AM ID:ADP #4078-1
TYPE:----- REF:----- AMOUNT
*Brett Roberts
PE-DOA LAND USE F PB APP 150.00

Paid By: Leite & Denison LLC
Remaining Balance: 0.00
Thank you have a great day!
Check : 150.00

3186 - 150.00

Application Fee; Brett Roberts

150.00

TRUST ACCOUNT
LAKE & DENISON, LLC
ATTORNEYS AT LAW
258 MAIN STREET - PO BOX 67
WINTHROP, MAINE 04364-0067

KENNEBEC SAVINGS BANK
WINTHROP, MAINE 04364

52-7442/2112

3186

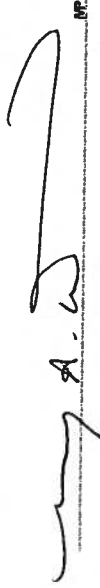
PAY TO THE ORDER OF
Town of Readfield

1/24/2022

\$ ***150.00

One Hundred Fifty and 00/100 *****
DOLLARS

Town of Readfield
8 Old Kents Hill Road
Readfield, ME 04355


Brett A. Roberts

MEMO

Planning Board Application Fee; Brett Roberts

⑈003186⑈ ⑆211274421⑆ 9050127806⑈

LAKE & DENISON, LLC - TRUST ACCOUNT - ATTORNEYS AT LAW

Town of Readfield

3186

1/24/2022

150.00

Planning Board Application Fee
Brett A. Roberts

KSB Trust Account

Planning Board Application Fee; Brett Roberts

150.00