

Permit Fee \_\_\_\_\_  
Date Paid \_\_\_\_\_  
Receipt # \_\_\_\_\_

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

Map Lot  
106 089

**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 Daniel & Connie Roy Name \_\_\_\_\_  
Address 86 Torsey Shores Rd Address \_\_\_\_\_  
Readfield  
Phone# (W) ~~207-213-3115~~ 207-514-3956 Phone# (W) 207-514-3956  
(H) 207-213-7144 (H) \_\_\_\_\_

**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. Please describe what you are proposing to do:  
Present case for after-the-fact replacement/enlargement of an accessory structure in a shoreland residential zone not in adherence with the current setback regs.

3. 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)?

Shoreland Residential

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

year round

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

Single family

5. Lot Width 100 Lot Depth 160 Lot Area in Acres (1 acre = 43,560 sq. ft.) .35 =

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

Type of Structure(s)	Length	Width	Height
<u>accessory building</u>	<u>10ft</u>	<u>8ft</u>	<u>10ft</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 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: 80 sq ft = 8x10. (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: 80 sq ft = 8x10. (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."

See attached calculation

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 Daniel E. Roy Date 11/14/22

Signature of Agent (if any): \_\_\_\_\_ Date \_\_\_\_\_

**Instructions for Completing the Review Criteria Questionnaire**

A review by the Readfield Planning Board will be restricted to the criteria set forth in Article 6, Section 3.C, below. Following this Article is a questionnaire intended to help you provide information to demonstrate that your proposed use meets these criteria. Please respond to these questions as completely as possible as they relate to your proposed project. Any questions that

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,  
Cleared lot - visible from road - minimal to no visibility ~~from~~ <sup>along</sup> shoreline
  - b) any historical sites that may be located on the property,  
No historical site on property
  - c) any significant wildlife habitat,  
No adverse affect on gravel pad
  - d) any public rights for physical or visual access to any shoreline,  
Private Property - No public access. Visible from the road
  - e) any rare and irreplaceable natural areas,  
located on existing gravel parking pad
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?  
N/A
3. State how the proposed activity will:
  - a) prevent stormwater from giving rise to soil erosion both during and after the development,  
level to minimal slope will absorb runoff  
(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,  
level to min. slope will absorb runoff
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.  
accessory bldg - no impact
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?  
Minimal financial impact to the greatest max. extent.
- b) What technical support will be used in connection with any design, development or use of the project?  
None

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? 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. **Scrap wood from existing shed demo**

b) Will this solid waste be taken to the Town Recycling Station? If so, how will the Town be compensated for handling such waste? **No**

c) If the solid waste is not to be taken to the Town Recycling Station, how do you plan to dispose of it? **dismantled & burned**

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.

**None**

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? **27%-33%**

b) What are the nature of the soils? **loamy sand to coarse gravel**

c) What is the nature and extent of the existing vegetation on the site of development or use? **gravel**

13. a) What is the nearest waterbody (lake, pond, stream, or brook)? **Torsey Lake**

b) What is the least distance between the waterbody and the project site? **70 feet**

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?

N/A

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.

No additional expected

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?

N/A

17. What types and amount of additional traffic do you expect as a result of this use?

None

18. What are your plans for permanent access to the site of the proposed use?

N/A

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? N/A

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?

23. If your project involves the construction of a road has the road design been approved by the Road Committee?

N/A

## 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.
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.

- 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.
- 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.
- 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*

The replacement of the accessory building in question has been located in a non-conforming area but I believe it has been placed at the greatest possible extent due to the slope of the lot.

In comparison to the old shed (6x8 = 48 sq ft) location, the new location has lessened the property's non-conformity as it now sits an additional 12" away from the high-water line (70-72 ft) and, rather than ON the neighboring property line, it is now measured to a setback of 8ft.

The new accessory building (8x10 = 80 sq ft) is 32 sq ft larger. It's been located on the old gravel parking pad which was the most functional/level spot for it (within a couple of feet in any direction). As it sits today, the north side of the shed sits inches off the ground whereas the south side sits approximately 18" off the ground. A conforming location would make it inaccessible.

From the shoreline and the neighboring properties, the new shed still sits inside the tree line which can be seen from the neighbors to the East (opposite side property line). From the West along the shoreline, the shed cannot be seen within the trees and does not interfere with the shoreline's natural beauty. Pictures have been submitted for further explanation.

After weathering our first winter there in 2021, my wife and I concluded that our yard maintenance equipment and tools couldn't be stored under the deck for fear that fuel could seep into the ground and the equipment was subject to corrosion from the elements. The existing shed was too small to meet our storage needs and, as it turned out, was deteriorating due to an infestation of carpenter ants. With any amount of snow, accessibility to the location is cut off which left us with a limited window of opportunity to build and fill the shed.



Torsey Shores Rd

Torsey Shores Rd

Torsey Shores Rd

Torsey Shores Rd

106-088



Parking  
50'

leach field

27% down slope  
to 3-3%

Accessory  
8x10

80 FT  
110 FT  
35'

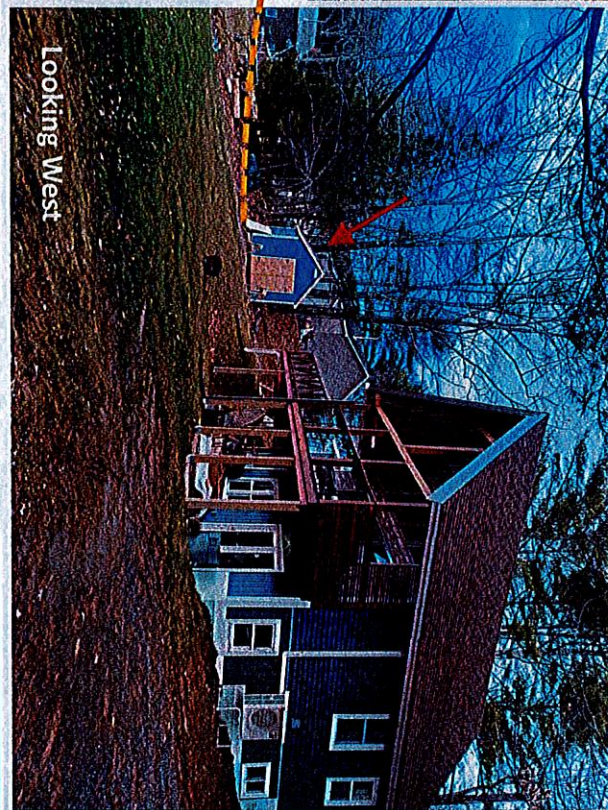
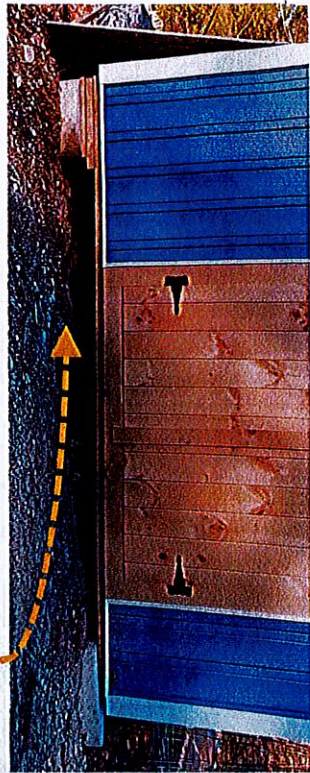
Septic  
Residence  
30'  
15'

106-089

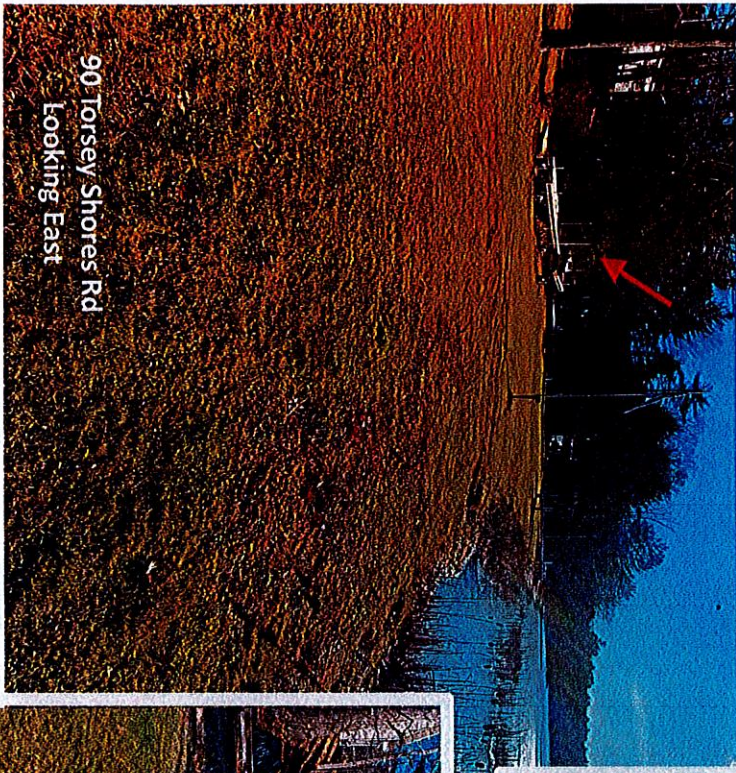
87'

106-090





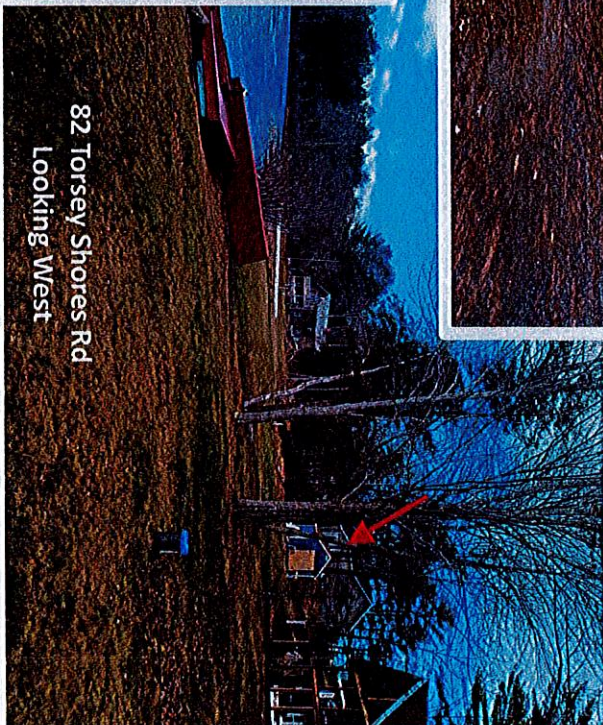
Looking West



90 Torsey Shores Rd  
Looking East



Looking North toward  
Torsey Shores Rd

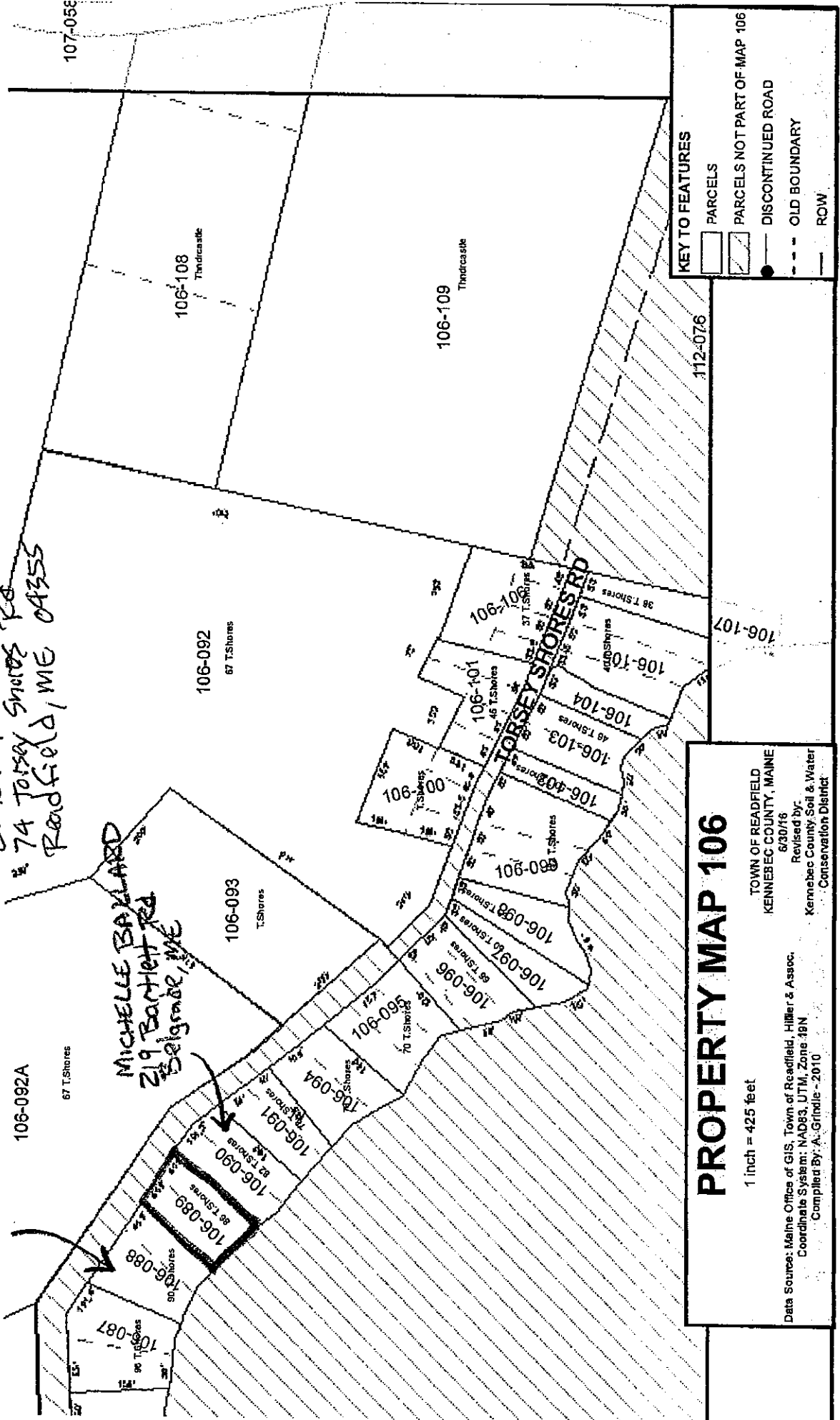


82 Torsey Shores Rd  
Looking West

~~DARRIN~~ CATHY FREDETTE  
90 T. Shores Rd  
Readfield, ME

Linda Allen  
74 Torsey Shores Rd  
Readfield, ME 04355

MICHELLE BALLARD  
219 Bartlett Rd  
Belgrade, ME



KEY TO FEATURES

- PARCELS
- PARCELS NOT PART OF MAP 106
- DISCONTINUED ROAD
- OLD BOUNDARY
- ROW

# PROPERTY MAP 106

1 inch = 425 feet

TOWN OF READFIELD  
KENNEBEC COUNTY, MAINE  
6/30/16  
Revised by:  
Kennebec County Soil & Water  
Conservation District

Data Source: Maine Office of GIS, Town of Readfield, Hiller & Assoc.  
Coordinate System: NAD83, UTM, Zone 18N  
Compiled By: A. Grindle - 2010

Town Manager's Office, 8 Old Kents Hill Rd, Readfield, ME 04355  
 86 Torsey Shores Rd, Readfield, ME 04355

**4 min (1.5 miles)**  
 via Old Kents Hill Rd and Thundercastle Rd  
 Fastest route  
 This route has restrictions, usage or toll information.

**Town Manager's Office**  
 8 Old Kents Hill Rd, Readfield, ME 04355

↑ Head northwest on Old Kents Hill Rd toward Giles Rd  
 0.5 mi

↻ Turn right onto Thundercastle Rd  
 0.5 mi

↶ Turn left onto Torsey Shores Rd  
 0.5 mi

**86 Torsey Shores Road**  
 Readfield, ME 04355

Map data ©2016 Google. Terms. Send feedback. 1000 ft.

Map-Lot = 106-089

	new coverage (Sq Ft)	Total Sq Ft	% of coverage		old coverage (Sq Ft)	Total Sq Ft	% of coverage
Acres		15246				15246	
.35 acres		3049.20				3049.20	
20% coverage (Sq Ft)	1080.00			existing + previous 50 sq ft deck	1130		
house & porch (27x40)	290.00			old driveway/parking pad	0		
new walkway	1425.00			old Shed (6x8)	2525		
new driveway/parking pad	80.00			old propane tanks	48		
new shed (8x10)	17.50				0		
new generator pad	20.00				7		
expanded propane tanks	28.50				28.5		
firepit (6ft dia)	32.50				32.5		
Stairs (2 sets into house)	36.00				0		
(1 on hill slope)							
<b>NEW TOTAL COVERAGE:</b>	<b>3009.5</b>		<b>19.74%</b>	<b>OLD TOTAL COVERAGE:</b>	<b>3771</b>		<b>24.73%</b>
Remaining		<b>39.70</b>			<b>coverage</b>	<b>-721.80</b>	

# STORMWATER

## Roy Project - 86 Torsy Shores Road

### SW OFF PLAN

