

above to be filled in by office



TOWN OF LYMAN PLANNING SITE PLAN REVIEW APPLICATION

For General and Commercial Uses

11 South Waterboro Road, Lyman Maine 04002

Telephone: (207) 247-0647 Email: ceo@lyman-me.gov

Owner Information

Property Owner: DAVA BAGWON
Mailing Address: 75 Clarks rd Rd
Project Address: Same
Email: Stallion steel 34@outlook.com

Point of Contact if Other than the Property Owner

Note: the person(s) acting as an agent for the property owner must have written authorization from the owner giving permission to act on their behalf

Name: _____
Telephone #: 959-2464
Email: _____

NOTE: THIS APPLICATION MUST BE FILLED OUT IN ITS ENTIRETY, INCLUDING ALL SUBMITTALS OR IT WILL NOT BE ACCEPTED AND WILL BE RETURNED TO THE APPLICANT.

1. Zoning District: General Purpose Residential Shoreland Commercial Mobile Home

2. Purpose for Application:

- Proposal or plans that require Site Plan Review per the Lyman Zoning Ordinance
 Proposal or plans that require Planning Board Approval for Subdivision

3. Is the property part of an approved subdivision? yes no

4. Is the property classified in any of the following (check all that apply)? Tree Growth Open Space

Farm & Open Space Resource Protection

5. Existing use of the property (describe in detail): Residential

6. Proposed Use of the property (Describe and be specific about the plans i.e. type of business, etc.):

Automotive Repair & Suspension Shop

7. Lot dimensions (include a sketch): Width See Attached Depth _____

Road Frontage _____ Total area 10 acres

8. Type of sewerage disposal (include HHE-200 Forms if possible): Existing Proposed _____

9. Lot Coverage: Existing % N/A Proposed % _____

using existing building

Existing Structures: (dimensions – length and width)

Main structure: _____ by _____ # of stories _____

Garage/shed: 50' by 30' # of stories 1 1/2

Other: _____ by _____ # of stories _____

10. SUBMITTALS

a. **FEES:** Please make check payable to the **TOWN OF LYMAN**

SUBDIVISIONS: \$1,000 application fee plus \$250 per proposed lot

ALL OTHERS: \$ 250.00

- b. A copy of the plumbing permit, if applicable. (This includes already installed systems regardless of age)
- c. A current copy of the signed property deed(s).
- d. A copy of official decisions (or actions pending) of other, state, federal or local officials (site location permit, minimum lot size waiver, Subdivision approval, Conditional Use Permits AND/OR Site Review Approvals, etc.)
- e. Site Plan: ILLUSTRATE the following information about the lot and the proposed use of the lot on a SCALE DRAWING ON GRAPH PAPER or a SITE PLAN PREPARED BY A SURVEYOR, ARCHITECT OR ENGINEER.
- Lot dimensions.
 - Names of abutting property owners. (This includes any property within 500 feet of the boundary lines including across the street.) Include the name, map and lot number, and mailing address of each abutter, which may be listed separately shall be supplied with the application.
 - Location of abutting rights of way, public or private. *N/A*
 - Location of any abutting water bodies, including streams. *Attached*
 - Exact location of existing and proposed buildings, including dimensions and distance of each from nearest lot line(s).
 - Location of sewage disposal system and water supply.
 - Areas to be cleared, if applicable. *N/A*
 - Erosion control methods and landscaping plans, if applicable. *N/A*
 - Areas of fill, grading, cut or other earth-moving activity. *N/A*
 - Test pit locations, if applicable. *N/A*

11. **ONSITE:** An onsite inspection (site walk) will be conducted by the Board for each application. If you add to a structure or are building new, **you MUST have the property and proposed structure(s) staked out.** This includes boundary lines to abutting properties.

PLEASE SUBMIT A TOTAL OF EIGHT (8) COPIES OF THIS APPLICATION INCLUDING THE ATTACHEMENTS LISTED ABOVE and SIX (6) STANDARD 1" X 2 5/8" MAILING LABELS for the APPLICANT and SIX (6) for the APPLICANT (S) AGENT/CONTRACTOR. ALSO PLEASE SUBMIT TWO (2) SETS OF LABELS WITH ABBUTTERS' NAMES AND ADDRESSES

NOTE: ALL APPLICANTS WILL BE NOTIFIED IN WRITING AS TO THE TIME AND PLACE THE PLANNING BOARD WILL MEET TO REVIEW YOUR APPLICATION.

To the best of my (our) knowledge, all information submitted on this application is true and correct. All proposed uses will be in conformance with the application and the Zoning Ordinance(s) of the Town of Lyman.

Signature:  Date: 8-9-23
(applicant/owner of property and/or Power of Attorney)

SITE PLAN CHECKLIST

8 copies of the following information must be submitted with a complete Site Plan Application

SECTION	SUBMITTED	APPROVED	DESCRIPTION OF REQUIRED SUBMITTAL
8.3.4			Fee as established by the Board of Selectmen
8.3.5.C			Provide two (2) sets of mailing labels for abutters within 500' of the property. (Include mailing address and map and lot #)
8.3.8			1. A site plan drawn to scale not smaller than one-inch equals forty feet. (1" = 40')
			2. Name and address of the applicant plus the name of the proposed development. <i>using existing building</i>
			3. Total floor area, ground coverage and location of each proposed building, structure, or addition. <i>52x36</i>
	N/A		4. Perimeter survey of the parcel, made and certified by a registered land surveyor licensed in Maine, relating to reference points. Plan must show true or magnetic North, a graphic scale, corners of the parcel, date of survey and total acreage.
			5. All existing and proposed setback dimensions.
			6. The size, location, direction, and intensity of illumination of all major outdoor lighting apparatus and signs.
<i>Clean harbor</i>	N/A		7. The type, size, and location of all incineration devices. <i>-No burning</i>
	N/A		8. The type, size, and location of all machinery likely to generate appreciable noise at the lot lines, as well as estimated decibel level at property lines. <i>-No generator</i>
	N/A		9. The location, type, and size of all existing and proposed catch basins, storm drainage facilities, wetlands, streams, and watercourses as well as all utilities, both above and below ground. <i>Swan brook 150'</i>
	N/A		10. All existing contours and proposed finished grade elevations of the portions of the site which will be altered, and the system of drainage proposed to be constructed. Contour intervals shall be specified by the Planning Board. <i>No changes</i>
			11. The location, type and size of all curbs, sidewalks, driveways, fences, retaining walls, parking space area, etc. and layout thereof, together with dimensions. <i>Driveways, Parking (note for 10)</i>
	N/A		12. All proposed landscaped areas, size and type of plant material upon the premises.
	N/A		13. All existing or proposed rights-of-way, easements and other legal restrictions which may affect the premises in question.
			14. The property lines of all properties abutting the proposed development, including properties across a street, or across a waterbody, together with the tax map and lot numbers, and property owners' names and mailing addresses on file at the Town Office within 10 days of the filing of the application.
	N/A		15. An appropriate box on each page of the plans for the signature(s) of the Planning Board. <i>on NOD</i>
			16. Documentation of right, title, or interest in the proposed site. <i>DEED</i>

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	N/A		17. An on-site soils investigation report by a Maine State Licensed Site Evaluator. The report shall identify the type of soil, location of test pits and the proposed location and design for the subsurface disposal system. <i>has septic plan</i>
			18. The type of any raw, finished or waste materials to be stored inside or outside of roofed buildings, including their physical and chemical properties, if appropriate. <i>oil inside - metal outside</i>
	N/A		19. Traffic data: the Planning Board may require that the application include a traffic engineering study, should the project be considered one of substantial magnitude along any of the town's state highways where fast-moving traffic occurs (i.e. Route 111, 35 or 5). Should a traffic study be requested by the Planning Board, the following data shall be included: <ul style="list-style-type: none"> • The estimated peak-hour traffic to be generated by the proposal. • Existing traffic counts and volumes on surrounding roads. • Traffic accident data covering the last three (3) years. • The capacity of surrounding roads, municipal facilities, parking, and any other improvements, which may be necessary on such roads and facilities to accommodate anticipated traffic generation. • The need for traffic signals and sign or other directional markers to regulate anticipated traffic.
	<i>copy to town secretary 2/20/20</i>		20. Any other information or data the Planning Board determines is necessary to demonstrate compliance with Town, State, and Federal regulations.
			Review Standards – Please be prepared to provide evidence that the following standards will be met. All 16 criteria have to be met. If any of the criteria fail to be met the Board shall deny the project.
8.3.6.B			1. Will meet the definitions of the use, the Zoning District requirements, and any other requirements set forth in this Ordinance.
			2. Will not have a significant detrimental effect on the use and peaceful enjoyment of abutting properties as a result of noise, vibrations, fumes, odor, dust, light, glare, traffic, or other cause.
			3. Will not have a significant adverse effect on adjacent or nearby property values.
			4. Will not create a hazard to pedestrian or vehicular traffic or significant traffic congestion.
			5. Will not result in fire danger.
			6. Will not result in flood hazards or flood damage, drainage problems, ground or surface water contamination or soil erosion.
			7. Will not create a safety hazard because of inadequate access to the site, or buildings for emergency vehicles.
			8. Has proposed exterior lighting which will not create hazards to motorists traveling on adjacent public streets, is adequate for the safety

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			of occupants and users of the site and will not damage the value of diminish the usability of adjacent properties.
			9. Makes provisions for buffers and on-site landscaping which provide adequate protection to neighboring properties from detrimental features of the development. The applicant shall provide a plan prepared by a Registered Landscape Architect, or other qualified professional approved by the Planning Board.
			10. Makes provisions for vehicular parking, loading, unloading, as well as vehicular and pedestrian circulation on the site, and onto adjacent public streets which would neither create hazards to safety nor impose significant burdens on public facilities.
			11. Makes adequate provisions for the disposal of wastewater and solid waste for the prevention of ground or surface water contamination.
			12. Makes adequate provisions to control erosion and sedimentation.
			13. Makes adequate provisions to handle storm water run-off and other drainage on the site.
			14. Provides for a water supply which meets the demands of the proposed use and meets the needs for fire protection purposes.
			15. Makes adequate provisions for the transportation, storage and disposal of hazardous substances and materials as defined by State and Federal Law; the storage of chemicals, explosives, or hazardous items as defined by the National Fire Protection Association Code 704, Class 3 or 4 materials are not permitted.
			16. Will not have an adverse impact on significant scenic vistas or on significant wildlife habitat which could be avoided by reasonable modification of the plan.



T.M. 10, Lot 40
n/f Dube

62

CLARKS WOODS RD.

edge / traveled way (pavement)

N 1° 28' 15" E
173.38'

N 0° 03' 53" W
132.91'

N 10° 58' 40" W
102.90'
63

N 30° 17' 7" W
139.19'

tall 2-1/2" gray
plastic pipe (fnd.)

N 15° 49' 43" E
434.92'

40' side setback

(scale to thread / Swan Pond Creek)

Proposed

5.00 Ac
(217,800 s.f.)

T.M. 11, Lot 13-2
N / F GAGNON
Bk. 6663, Pg. 270

Locus

(R. 517)

remains / old wire fence

S 54° 45' 52" W
204.77'

"Station Ln."

shed

drive

proposed 5.00 Ac. line

S 1° 42' 23" E
347.95'

40' side setback

Mobile Home #16

Gen. Apr. #75

n/f Gagnon
Remaining
3+ Ac

841' ±
S 48° 55' 42" W ± (approx.)

Blk. 9716, Pg. 35
other (1.26 ac.)
(fnd.)

Trailer

S 86° 12' 35" E
188' ±

gully (594')

(fnd. Stone - Bk. 2876, Pg. 123)

8
T.M. 11, Lot 13
n/f Thyng Paving LLC
Bk. 17564, Pg. 944
(Par. ID)

