

Newry Planning Board

From: Ted Baker

To: Members of the Planning Board

Date: March 6, 2024

Subject: Application 24-280, Submission Review

1. Form 10.cover

- List of previously approved applications: Remove DEP applications. They belong on form 10.2 item #23. Need 2007 and 2013 application data.

2. Form 10.1

- List of names and contact information for the corporate officers (members) is missing.
- Attach a statement describing any interest the LLC members have in abutting parcels. If None so state.

3. Form 10.2

- Growth Management District and Shoreland Zoning section has not been completed.
- Item #11. Notes 6 and 7 on plan S1.1 mention easements but there is no other information.
- Item 17. Need a statement that the multi-user waste water systems plans have been submitted to DHHS. This is part of the DHHS multi-user user water system review and approval process.

- Item #18. Is the soil study from 2006 still valid? If so a letter from a ME registered soil scientist attesting to that is needed.
- Item # 19. Need a multi-user water permit from DHHS or if a permit is not required a letter from DHHS stating that a permit is not required.
- Item #23. Missing permit application to DHHS for a multi-user water system.

Form 10.3

- Item #11. this information is missing from Plan C3.1
- Item #12. Need a separate plan detailing pedestrian and vehicular access way, parking areas, etc. Parking areas need to conform to UDRO Section 15.
- Item #13. Need a separate plan detailing landscape plan, fencing, buffers, etc.
- Item #23. Any changes to the proposed street names?
- Item #24. The location of existing and proposed overhead and underground utilities is missing from Plan C3.1.
- Item #26. The location of existing and proposed signs is missing.

Other Information Required for PB Review

- The phasing plan needs to have phase two divided into two parts since one building in phase 2 is part of the application 13-203 while the second building in phase 2 is part of this application (24-280).
- The phasing plan needs to be more specific as a time line for starting and completing each phase.

- A performance guarantee as detailed in UDRO Section 21 will be required for each phase. The guarantee for phase 2 will also have to include the required improvements from phase 1 which have not been completed. As such, a detailed construction schedule, cost estimates, etc.
- Provide copies of the Five Year Re-certification of the stormwater management plan required to be submitted to DEP. The DEP permit is dated 6/15/2007 so there should be three re-certifications (2012, 2017 and 2022). The re-certification states that the stormwater management system was inspected, maintained, and repaired (if needed).
- Provide an assessment from the DEP 3rd party inspector detailing the effects on the property from the 12/18/2023 flood event.
- Provide proof that all required setbacks detailed in the Shoreland Zoning Ordinance have been met. Including wetlands and streams.
- In the stormwater management plan, under maintenance, add a provision that a copy of all inspection, maintenance and repairs performed will be provided to the Town upon request.

** This item was not read aloud during the meeting.
It will be done as a condition of approval.*