

CITY OF AUGUSTA, MAINE

Conditional-Use Application

I. Applicant / Owner Information

1. Applicant Name:	Robert Coates		
Mailing Address:	PO Box 350, Litchfield, ME 04350		
Phone Number:	207-268-2626	Email Address	coates@fairpoint.net
2. Authorized Agent:			
Mailing Address:			
Phone Number:		Email Address	
3. Property Owner Name:	Same as above		
Mailing Address:			
Phone Number:		Email Address	
4. Which form of required "evidence of standing" is being submitted with this application?:			
<input checked="" type="checkbox"/> Deed	<input type="checkbox"/> Signed Lease Contract	<input type="checkbox"/> Signed Purchase/Sale/Option Agreement	
<input type="checkbox"/> Signed Written Agreement from Owner			

II. General Project Information

5. Please attach a narrative identifying the following about your project:

- a. Description of development project you are proposing (e.g. expansion of existing mixed-use commercial building; new office building; expansion of manufacturing shifts; expansion of commercial parking/loading areas; different land use; etc).
- b. size of any proposed building expansion (total sq.ft.).
- c. all the specific uses occurring on site (e.g. retail, warehouse, storage, manufact.) (identify what is occurring today and what will change after proposed development occurs).
- d. number of employees on-site for your largest shift (or for unmanned sites, how often per month site is visited by vehicles).
- e. estimated number of vehicles entering your site on a daily basis (broken down by number of delivery vehicles and number of customer/visitor/employee vehicles).
- f. total square footage of impervious surface area existing on site today (total square footage of first floor of each building plus square footage of all parking areas).
- g. total square footage of impervious surface area after proposed development occurs.

6. Lot Size: (ac.) 1.19 7. Lot Frontage: (ft.) 235' 8. Zoning District(s): Rural Village

9. Project Location : 3044 North Belfast Map 75 – 5A
Street Assessor Tax Map # + lot #(s)

III. Applicant Acknowledgments

10. Complete Application Required.

This application is being submitted under the requirements of the Augusta Land-Use Ordinance. As the applicant, I understand that this application must contain a complete submission of required materials by the application deadline date in order to be heard by the Planning Board. The deadline allows for adequate review by City Staff and the Planning Board; and as such, any applications that are not complete by the submission deadline date will not be placed on the Planning Board meeting agenda. To insure review by the Planning Board on the date desired, the applicant should submit materials at least 7 days ahead of the deadline so that staff can determine completeness of materials.

11. Drawings and/or Maps are required

For formal submittals to the Planning Board (see drawing requirements attached to this application). Generally, drawings for projects with new buildings or additions less than 1,000 sq. ft. in floor area, (or) projects that do not involve changing the existing structure, can be done by hand, as long as they are drawn to-scale. For developments creating 1,000 sq.ft. or more of new impervious development, a formal plan drawn by a professional engineer shall be required to be submitted with this application. Drawings are critical to the Planning Board and City staff in adequately understanding existing and proposed site conditions, as well as seeing the relationships between proposed structures and the projected impacts of parking, traffic, stormwater runoff, buffer areas, noise, etc. on abutters.

Signature of Applicant / Agent: _____

Signature of Property Owner: _____

Today's Date: _____

12. Checklist of Required Submission Materials:

Paper Copy	Included	Waiver Requested
11 copies of the application form and narratives	X	
11 copies of the deed, Purchase & Sale agreement, or other document to show standing	X	
3 copies of any stormwater report		X
2 copies of any traffic report		X
7 reduced-sized copies of the complete plan set on 11" x 17" size paper		X
4 full-sized copies of the complete plan set on ANSI D or E size paper		X
11 copies of a letter authorizing the agent to represent the applicant		X
Payment in full of \$50 application fee (Note: an abutter notification fee will be assessed after the application is determined to be complete. The fee is \$0.15 plus the cost of first class postage for each abutter that will be notified as required by the ordinance.)	X	
Electronic Copy		
1 CD that includes each of the application documents in Adobe PDF format	X	

For Official Use:

\$50 **Conditional Use** Application Fee Paid. Received By (Initials): _____ Date: _____

\$ _____ **Abutter** Notification Fee Paid. Received By (Initials): _____ Date: _____

IV. Drawing Requirements for Site Plans

Instructions:

- A. **For applications involving only a change of use** (with no new creation of impervious area), the following items are to be shown on the site plan drawing (this can be done by hand as long as the drawing is drawn to a scale of *1-inch = 20 feet* for smaller parcels of land or *1-inch = 40 ft.* for larger parcels): Items #2 thru #5; #8; #12; #14.
- B. **For applications involving the creation of less than 1,000 sq.ft.** of new building construction and/or impervious surface expansion, the following items are to be shown on the site plan drawing (this can be done without the assistance of a professional as long as the drawing is drawn to a scale of *1-inch = 20 feet* for smaller parcels of land or *1-inch = 40 ft. (or 50 ft.)* for larger lots): Items #1 thru #8; #12; #14.
- C. **For applications involving the creation of 1,000 sq.ft. or more** of new building construction and/or impervious surface expansion, *a Professional Engineer is required* to draw the project site plan. The following items are to be shown/submitted regarding the site plan: Items #1 thru #14.

Please Note: Occasionally, in accordance with section 6.1.4 (3)(b) of the Land Use Ordinance, other drawing details and/or documentation may be required by the Planning Board/City Planner in order to determine how the provisions of the ordinance will be met by the development.

Item

1.	Overall location map identifying location of site in Augusta, w/ North Arrow.
2.	Title block stating: 1) Applicant's Name, 2) Brief Title of Proposed Project, 3) Street Name of Project, 4) Date Drawn, 5) Name of Person Drawing Plan, 6) Scale of the Drawing, 7) North Arrow.
3.	Boundaries of the site, showing its actual shape, and all adjacent lots, property lines, buildings, driveways, and streets within 200' of the project property lines. Owner's name for project property and all abutting properties shall be labeled.
4.	Identification of zoning district in a note on plan (if single district) (OR) identification of multiple zoning districts (including any shoreland zoning district) with drawn and labeled district boundaries.
5.	Location and identification of <u>existing</u> ground cover material and vegetation (including wetlands), and location of <u>proposed</u> buffer yards plantings, fences, berms, and landscaping.
6.	Location of <u>existing</u> and <u>proposed</u> buildings and structures, labeled with <u>existing</u> and <u>proposed</u> building uses and square footages.
7.	Setback distances from all adjacent property lines to <u>proposed</u> buildings, parking areas, structures, and signs.
8.	Location of all <u>existing</u> and <u>proposed</u> streets, ways, driveways, entrances, exits, loading/drop-off areas, vehicle parking spaces (with individual spaces identified). Label with the existing and proposed surface materials.
9.	Topographic contour lines for all areas that will be disturbed (at 2 ft. intervals), showing <u>existing</u> and <u>proposed</u> on-site grading.
10.	Location of <u>existing</u> and <u>proposed</u> electric service, water supply, sewer, and stormwater drainage systems.
11.	Stormwater calculations report and design showing how applicant will meet stormwater quantity standard of "no net increase" of stormwater off-site.
12.	Location, height, and type of all <u>existing</u> and <u>proposed</u> lighting, fencing, and signs.

13.	Location Plan and details showing erosion control structures/measures.
14.	Location and identification of boundaries of any easements or right-of-ways on the property.

Important: The applicant should consult the Augusta Technical Standards Handbook for dimensional and performance requirements relating to traffic control, water quality, public safety, and street design/construction standards.

V. Site Plan Review Criteria for Conditional Uses

The following is a list of criteria which will be used by the Planning Board to evaluate your application. Please include a DETAILED narrative with your application that addresses EACH of the following questions.

(1) NEIGHBORHOOD COMPATIBILITY:

(The intent of this section is to encourage the applicant to design the proposal in consideration of the physical impact it will have on the immediate neighborhood (within five (500) feet if the property is in the Urban Growth Area Districts and within thousand (1000) feet if the property is in the Planned Development and/or Rural Districts).

- (a) Is the proposal compatible with and sensitive to the character of the site and neighborhood relative to:
 - (i) Land uses;
 - (ii) Architectural design;
 - (iii) Scale, bulk and building height;
 - (iv) Identity and historical character;
 - (v) Disposition and orientation of buildings on the lot; and
 - (vi) Visual integrity?
- (b) Are the elements of the site plan (e.g., buildings, circulation, open space and landscaping) designed and arranged to maximize the opportunity for privacy by the residents of the immediate area?
- (c) Will the proposal maintain safe and healthful conditions within the neighborhood? *This criterion shall not be limited to the standards affecting safety and health as outlined in this land use ordinance. Additional regulations may be found in the City of Augusta Code of Ordinances as amended.*
- (d) Will the proposal have a significant detrimental effect on the value of adjacent properties (which could be avoided by reasonable modifications of the plan)? *In determining whether this criterion has been met, the Planning Board may require the applicant to submit an appraisal prepared by a State of Maine certified appraiser.*

(2) PLANS AND POLICIES:

- (a) Is the proposal in accordance with the adopted elements of the 2007 Comprehensive Plan?

(3) TRAFFIC PATTERN, FLOW AND VOLUME:

- (a) Is the proposal designed so that the additional traffic generated does not have a significant negative impact on surrounding neighborhood?
- (b) Will safe access be assured by providing proper sight distance and minimum width curb cuts for safe entering and exiting? See City of Augusta Technical Standards Handbook.
- (c) Does the proposal provide access for emergency vehicles and for persons attempting to render emergency services?
- (d) Does the entrance and parking system provide for the smooth and convenient movement of vehicles both on and off the site? Does the proposal satisfy the parking capacity requirements of the city and provide adequate space suited to the loading and unloading of persons, materials and goods?

(4) PUBLIC FACILITIES:

Is the proposal served by utilities with adequate capacity or have arrangements been made for extension and augmentation of the following services:

- (a) Water Supply (both domestic and fire flow);
- (b) Sanitary Sewer/subsurface waste disposal system;
- (c) Electricity/Telephone;
- (d) Storm Drainage?

(5) RESOURCE PROTECTION AND ENVIRONMENT:

- (a) If the proposal contains known sensitive areas such as erodible or shallow soils, wetlands, aquifers, aquifer recharge areas, floodplain or steep slopes (over fifteen (15) percent, what special engineering precautions will be taken to overcome these limitations?
- (b) Does the proposal conform to applicable local, State DEP and Federal EPA air quality standards including but not limited to odor, dust, fumes or gases which are noxious, toxic or corrosive, suspended solid or liquid particles, or any air contaminant which may obscure an observer's vision?
- (c) Does the proposal conform to applicable local, State DEP and Federal EPA water quality standards, including but not limited to erosion and sedimentation, runoff control, and solid wastes and hazardous substances?
- (d) Will all sewage and industrial wastes be treated and disposed of in such a manner as to comply with applicable federal, state and local standards?
- (e) Shoreland and Wetland Districts: Will the proposal:
 - (i) Maintain safe and healthful conditions;
 - (ii) Not result in water pollution, erosion, or sedimentation to surface waters;
 - (iii) Adequately provide for the disposal of all wastewater;
 - (iv) Not have an adverse impact on spawning grounds, fish, aquatic life, bird or other wildlife habitat;
 - (v) Conserve shore cover and visual, as well as actual points of access to inland and coastal waters;
 - (vi) Protect archeological and historic resources as designated in the 1988 Growth Management Plan

- (vii) Avoid problems associated with flood plain development and use; and
- (viii) Conform with the provisions of Section 5.3.1, Special Shoreland Standards.

(6) PERFORMANCE STANDARDS:

- (a) Does the proposal comply with all applicable performance and dimensional standards as outlined in this ordinance?
- (b) Can the proposed land use be conducted so that noise generated shall not exceed the performance levels specified in the performance standards section of this ordinance? Detailed plans for the elimination of objectionable noises may be required before the issuance of a building permit.
- (c) If the proposal involves intense glare or heat, whether direct or reflected, is the operation conducted within an enclosed building or with other effective screening in such a manner as to make such glare or heat completely imperceptible from any point along the property line? Detailed plans for the elimination of intense glare or heat may be required before issuance of a building permit. Temporary construction is excluded from this criterion.
- (d) Is the exterior lighting, except for overhead street lighting and emergency warning or traffic signals, installed in such a manner that the light source will be sufficiently obscured to prevent excessive glare on public streets and walkways or into any residential area?
- (e) Does the landscaping screen the parking areas, loading areas, trash containers, outside storage areas, blank walls or fences and other areas of low visual interest from roadways, residences, public open space (parks) and public view?
- (f) Are all the signs in the proposal in compliance with provisions of this ordinance?

(7) FINANCIAL AND TECHNICAL ABILITY:

- (a) Does the Applicant have adequate technical ability to meet the terms of the Ordinance?
- (b) Does the Applicant have adequate financial ability to construct the development in compliance with the terms of the Ordinance?

It is incumbent upon the Planning Board to approve the application unless it makes one (1) or more negative written findings with respect to the above applicable criteria. All decisions of the Planning Board shall be accompanied by a written statement that sets forth the precise reasons why the findings were made. Once a decision is made, the Planning Board shall inform, in writing, the applicant and the Code Enforcement Officer of its decision and its reasons therefor. Upon notification of the decision of the Planning Board, the Code Enforcement Officer, as instructed, shall immediately issue, issue with conditions prescribed by the Planning Board, or deny a Conditional Use Permit. (Ord. No. 303, 1-21-92)

KNOW ALL MEN BY THESE PRESENTS,

THAT BORDER TRUST COMPANY, a Maine banking corporation having a principal place of business in South China, County of Kennebec and State of Maine,

In Consideration of ONE DOLLAR (\$1.00) and other valuable considerations, paid by **ROBERT L. COATES and MEREDITH T. COATES**, whose mailing address is P.O. Box 353, Litchfield, Maine 04350,

the receipt whereof it does hereby acknowledge, does hereby remise, release, bargain, sell and convey, and forever **quitclaim**, unto the said **ROBERT L. COATES and MEREDITH T. COATES**, as joint tenants and not as tenants in common, their heirs and assigns,

A certain lot or parcel of land, with any buildings and improvements thereon, situated in Augusta, County of Kennebec and State of Maine and further bounded and described as follows:

Beginning on the southerly sideline of said North Belfast Avenue at a point, said point being the northeasterly corner of the land now or formerly of Kerry Leach and the northwesterly corner of the land herein conveyed; thence southeasterly along the easterly sideline of said Leach one hundred and eighty (180) feet, more or less, to a point marked by an iron pin driven into the ground; thence easterly by a course approximately parallel to the southerly sideline of said North Belfast Avenue eighty-seven (87) feet, more or less, to a point marked by an iron pin driven into the ground; thence northerly one hundred and fifty-eight (158) feet, more or less, to a point in the southerly sideline of said North Belfast Avenue, marked by an iron pin driven into the ground; thence westerly along the southerly sideline of said North Belfast Avenue, two hundred and thirty (230) feet, more or less, to the point of beginning.

Excepting any part of the above described premises taken by the State of Maine. Reference is made to layout of State Highway "210" S.H.C. File #6-83 dated January, 1957, and recorded in Plan Book 23, Page 2 of the Kennebec County Registry of Deeds.

Being a portion of the same premises acquired by the Grantor herein following foreclosure sale by Quitclaim Deed dated December 12, 1994 and recorded in the Kennebec County Registry of Deeds at Book 4825 Page 1.

8

793.93'

Lawrence

75-5
PARTRIDGE
2.75 ac

LC&P

75-5A
1-95 Carter
0.61 ac Trust Co.

235'

158'

87'

180'

75-6A
1-95 Equipment &
Supply Inc.
0.62 ac

135'

75-6
SYLVESTER (Pearl)
0.70 ac

174'

(760)

116'

RV

75-8
FINNEGAN
3.00 ac

80'

150'

HAYDEN ROAD

RPDS

75-7
CHUBBUCK
2.50 ac

LR

NO TRANSFER
TAX PAID

QUITCLAIM DEED WITH COVENANT
017785

I-95 Equipment & Supply, Inc., of Augusta, Kennebec County, State of Maine, for consideration paid, grants to Robert L. Coates and Meredith T. Coates, of Litchfield, Kennebec County, State of Maine, the land in Augusta, Kennebec County, State of Maine, as follows:

A certain lot or parcel of land located on the southerly side of the State Highway called North Belfast Avenue in the said City of Augusta, bounded and described as follows:

Being Parcel "B" in a plan of Howard and Shirley Annis as drawn by Guy Allen, RLS 175, dated August 1979 and recorded in Kennebec County Registry of Deeds in Drawer B-80095 on August 9, 1980.

Excepting and reserving any rights others may have to a portion of the Togus Road, a/k/a Hayden Road, across said premises.

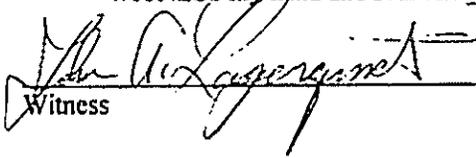
Conveyed subject to whatever rights are conveyed to Central Maine Power, its successors and assigns, by virtue of easement granted to it by Kerry L. Leach dated June 21, 1974 and recorded in said Registry in Book 1766, Page 28.

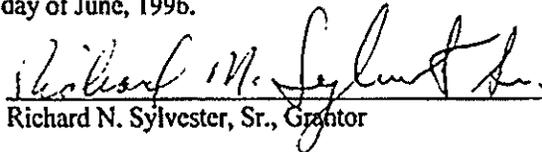
Also excepting and reserving from this conveyance that portion of the aforesaid Parcel "B" which was conveyed by Richard N. Sylvester, Sr. to John and Sharon Pearl by a Bond for a Deed given by Richard N. Sylvester, Sr. to John and Sharon Pearl, recorded in said Registry.

Being all and the same premises conveyed to R.N. Sylvester & Sons, Inc. by deed of Richard N. Sylvester, Sr., dated September 9, 1987, and recorded in Kennebec County Registry of Deeds Book 3228, Page 108.

Also being the same premises conveyed to I-95 Equipment & Supply, Inc. by Warranty Deed of R.N. Sylvester & Sons, Inc., dated July 3, 1991, and recorded in the Kennebec County Registry of Deeds in Book 3938, Page 2.

WITNESS my hand and seal this 28th day of June, 1996.


Witness

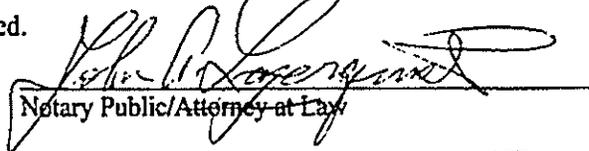

Richard N. Sylvester, Sr., Grantor

STATE OF MAINE
Kennebec, ss.

June 28, 1996.

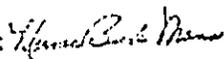


Then personally appeared the above-named Richard N. Sylvester, Sr. and acknowledged the foregoing instrument to be his free act and deed.


Notary Public/Attorney at Law

RECEIVED KENNEBEC SS.
1996 JUL 19 PH 1:10

JOHN A. LAGERQUIST
NOTARY PUBLIC, MAINE
MY COMMISSION EXPIRES APRIL 2, 2002

ATTEST: 
REGISTER OF DEEDS

Rob Coates
PO Box 350
Litchfield, ME 04350
Home: 207-268-2626
Mobile: 207-458-2678

November 21, 2014

Proposed Distillery/Microbrewery at 3044 North Belfast Ave

The proposed project would convert an existing multi-use building for use as a micro-distillery / micro-brewery. While the building footprint would remain the same, there would be modifications to the building such as reconfiguring door/window openings and partially raising the roof so provide the necessary head space.

Currently the building is used for storage. The new use(s) of the building would include manufacturing of brew/spirits, storage of same, retail sales of same, office space, and a small maintenance shop.

Due to volume restrictions, we anticipate no more than two employees.

Besides the traffic from the staff, we would anticipate one to three deliveries per week and that of the occasional salesperson. We also anticipate a modest traffic count from retail sales.

The size of the impervious surface area will not be changing. Currently the lot size is 1.19 acres (51, 986 sq ft) with 235' of road frontage. Total impervious surface area is 13,857 sq ft (3,944 in building and 9,913 in gravel parking and driveway).

We do not plan on any immediate changes to the size or configuration of the driveway or parking spaces, which are currently gravel.

There is an existing sign light pole which we plan on removing. We plan on utilizing another (currently unused) light/sign pole that is further from the road and out of the right of way. Exterior lighting is currently quite minimal and will remain such utilizing full cut-off, low wattage fixtures in locations as required for safe egress.

Respectfully,

Rob Coates

Rob Coates
PO Box 350
Litchfield, ME 04350
Home: 207-268-2626
Mobile: 207-458-2678

November 21, 2014

Proposed Micro-Distillery/Micro-Brewery at 3044 North Belfast Ave

Neighborhood Compatibility:

The neighborhood is a mix of 75% commercial and 25% residential. The buildings visual presence has not changed much in over 25 years. While there are two residences nearby, the overall image of that immediate area is of a commercial zone.

While the building currently has an old-school metal-sided look, the proposed changes would upgrade to current commercial metal siding.

The front half of the building is currently posted at @ 8', due to headroom requirements, the proposed renovations would increase the working height to 18'.

The property is bounded on the east by a high ridge that obscures the properties one from another. On the west, there is a substantial wooded buffer that generally screens the properties visually.

The proposed changes would not create a negative safety situation.

The proposed changes would great enhance the visual aesthetics of the property as it stand currently.

Plans and Policies:

I believe that the proposed changes are consistent with the comprehensive plan.

Traffic Flow:

While the current use has had a low traffic impact, the proposed use would only slightly change that. The greater concern in the immediate area has been, and will continue to be the employee traffic from LaJoie Brothers directly across the street.

Public Facilities:

The water and sewer facilities will be private. There are no foreseen changes to electrical, telephone, or storm drainage.

Resource Protection:

There are no known impacts to the resources in the immediate area. While one corner of the physical lot does slightly protrude into the shore land zone (250' buffer), there is a large ridgeline that provides an adequate buffer to any adverse effect to the Togus Pond watershed. There is a drilled well on site and the vein is 327' below the surface and a septic design has been completed that provide adequate discharge for the limits of the licensing volumes.

Performance Standards:

No measurable noise is expected to be generated other than by traffic. Heat/light from the facility's process is expected to be minimal. Exterior lighting is to be minimal as well and will utilize full cut-off fixtures. We feel the current wooded buffers offer sufficient visual screens.

Financial / Technical Ability:

We have the technical abilities to comply with the terms of the ordinance(s). We have made a long term study of this project and the related costs and feel we have the adequate resources present or available to comply with the terms of the ordinance(s).

Respectfully,

Rob Coates

Rob Coates
PO Box 350
Litchfield, ME 04350
Home: 207-268-2626
Mobile: 207-458-2678

November 25, 2014

Proposed Micro-Distillery/Micro-Brewery at 3044 North Belfast Ave

(1) Neighborhood Compatibility:

- a. (i) The neighborhood is a mix of 75% commercial and 25% residential. The buildings visual presence has not changed much in over 25 years. While there are two residences nearby, the overall image of that immediate area is of a commercial zone.
- a. (ii) While the building currently has an old-school metal-sided look, the proposed changes would upgrade to current commercial metal siding.
- a. (iii) The front half of the building is currently posted at @ 8'. Due to headroom requirements, the proposed renovations would increase the working height to 18'.
- a. (iv) The building has remained unchanged for more than 25 years. Originally it was a truss factory.
- a. (v) The building orientation will not be changed.
- a. (vi) Visually the building will retain its commercial look, albeit in a modern form.
- b. The property is bounded on the east by a high ridge that obscures the properties one from another. To the west and south, there is a substantial wooded buffer that generally screens the properties visually.
- c. The proposed changes would not create a negative safety or public nuisance situation.
- d. In our opinion, the property, in its current state is somewhat visually detrimental. The proposed use and the improvements will great improve that situation and enhance the visual aesthetics of the property.

(2) Plans and Policies:

- a. I believe that the proposed changes are consistent with the comprehensive plan.

(3) Traffic Flow:

- a. While the current use has had a low traffic impact, the proposed use would only slightly change that with no measureable difference.
- b. The current site distances are adequate.
- c. There is proper access for emergency vehicles.
- d. The current parking and access does provide the capacity and flow for vehicles and deliveries.

(4) Public Facilities:

- a. There are no public utilities. The water is from a drilled well of adequate capacity.
- b. The septic system design is specific to the proposed use.
- c. There are no foreseen changes to electrical or telephone.
- d. The current storm drainage is adequate.

(5) Resource Protection:

- a. There are no sensitive areas that will be impacted.
- b. There will be no release of visible dusts, fumes, or emissions.
- c. There are no changes that will alter or create runoff, erosion, etc., and there will be no hazardous wastes created.
- d. Wastes will be disposed of, or sent off for composting in a compliant manner.
- e. While one corner of the physical lot does slightly protrude into the shore land zone (250' buffer), there is a large ridgeline that provides an adequate buffer to any adverse effect to the Togus Pond watershed. There is a drilled well on site and the vein is 327' below the surface and a septic design has been completed that provide adequate discharge for the limits of the licensing volumes and all activity will be outside of the shoreland zone. No negative impacts are expected.

(6) Performance Standards:

- a. We believe that the proposed use complies with the standards of the ordinance.
- b. No measurable noise is expected to be generated.
- c. Heat/light from the facility's process is expected to be minimal.
- d. Exterior lighting is to be minimal as well and will utilize full cut-off fixtures.
- e. We feel the current wooded buffers offer sufficient visual screens.
- f. There is a current sign permit which complies with the ordinance.

(7) Financial / Technical Ability:

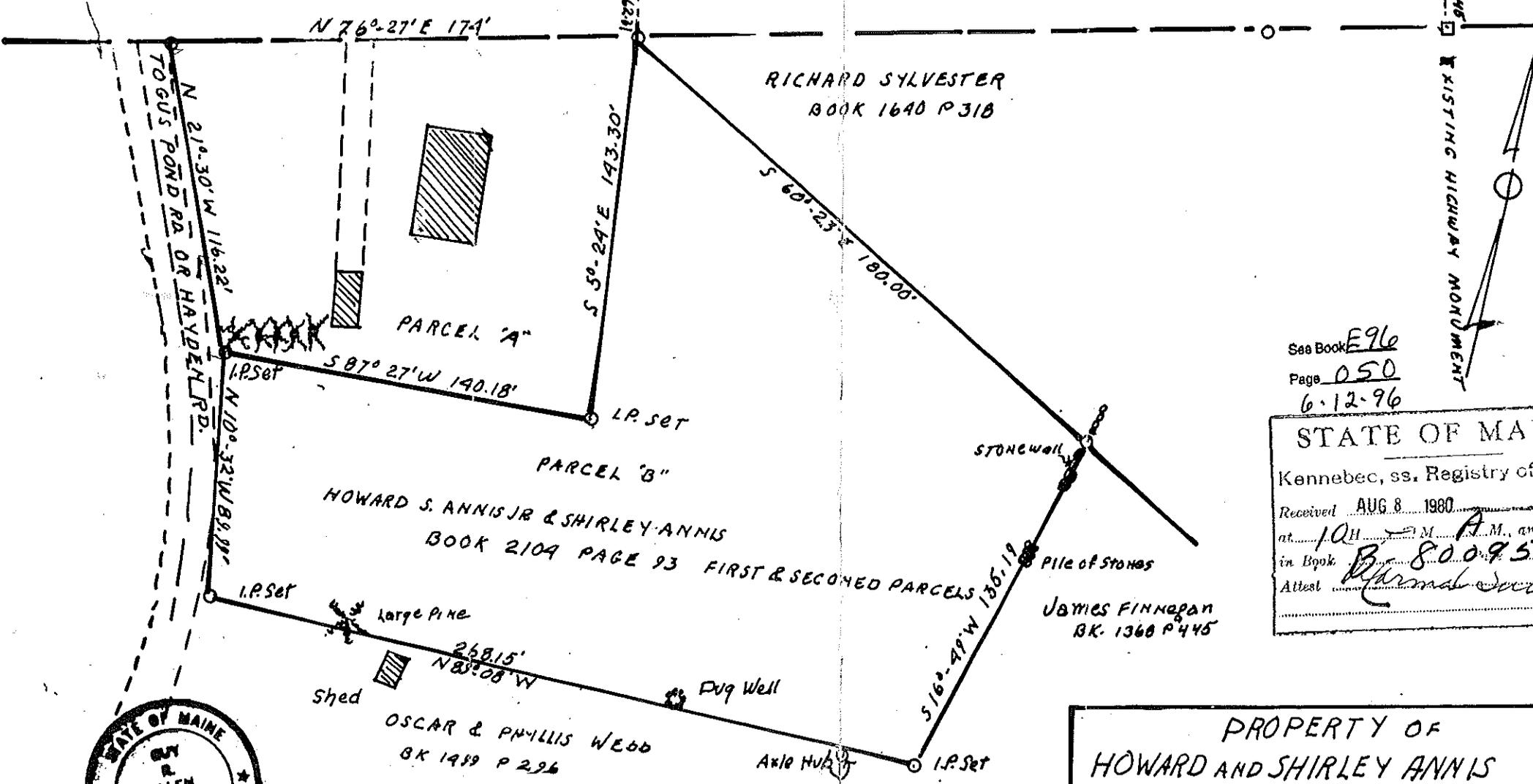
- a. We have the technical abilities to comply with the terms of the ordinance.
- b. We have made a long term study of this project and the related costs and feel we have the adequate resources present or available to comply with the terms of the ordinance.

Respectfully,

Rob Coates

16
436

SEE STATE HIGHWAY "210" SHC FILE #6-8
NORTH BELFAST ROAD



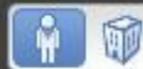
See Book E96
Page 050
6-12-96

STATE OF MAINE
Kennebec, ss. Registry of Deeds
Received AUG 8 1980
at 10 AM and Received
in Book R 80095
Attest Barbara J. [Signature] Registrar

PROPERTY OF
HOWARD AND SHIRLEY ANNIS
CITY OF AUGUSTA, KENNEBEC COUNTY, ME.
AUG 1979 SCALE 1"=40' DRAWN JUNE 1980
GRA



Guy R. Allen R.L.S. 175



2

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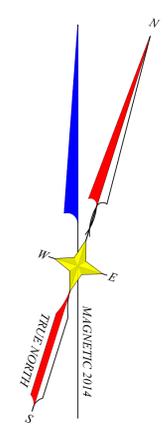
Google earth

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Google earth



SURVEYOR'S REPORT:

The deed from I-95 Equipment & Supply, Inc. to Meredith T. & Robert L. Coates, Jr. (Book 5177-Page 166, correction deed Book 5217-Page 317) describes Parcel B on Plan Reference 1 that was not conveyed to Pearl. This parcel is derived from Shirley S. & Howard S. Annis, Jr. to Richard N. Sylvester, Sr. (Book 3228-Page 104, dated September 9, 1987). This is derived from W.H. Bruce to Robert L. Hayden (Book 712-Page 181, dated November 1, 1929) and describes a triangular-shaped 3 acre lot following a stone wall along the east.

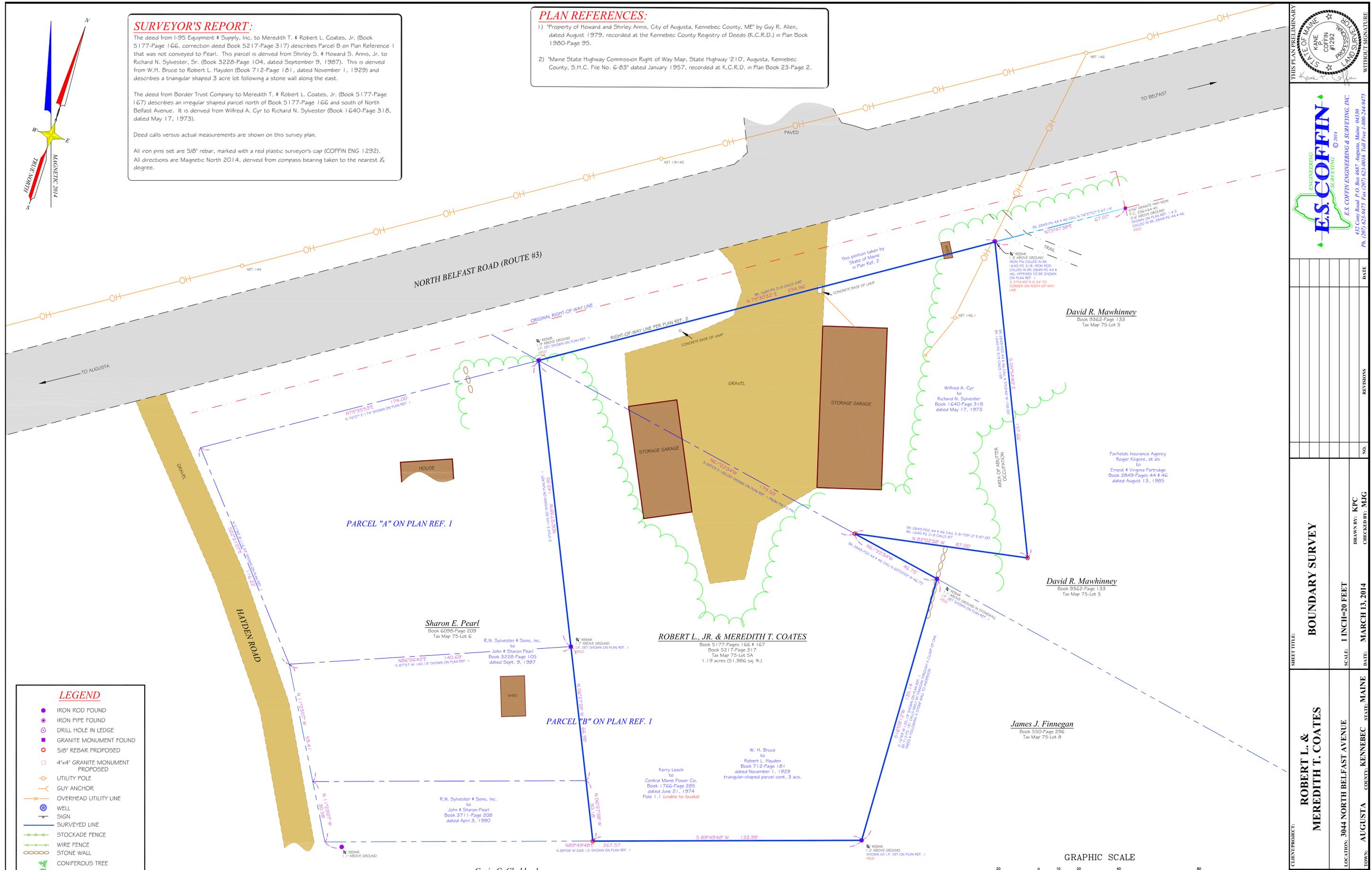
The deed from Border Trust Company to Meredith T. & Robert L. Coates, Jr. (Book 5177-Page 167) describes an irregular shaped parcel north of Book 5177-Page 166 and south of North Belfast Avenue. It is derived from Wilfred A. Cyr to Richard N. Sylvester (Book 1640-Page 318, dated May 17, 1973).

Deed calls versus actual measurements are shown on this survey plan.

All iron pins set are 5/8" rebar, marked with a red plastic surveyor's cap (COFFIN ENG 1292). All directions are Magnetic North 2014, derived from compass bearing taken to the nearest 1/4 degree.

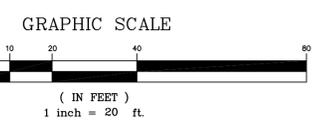
PLAN REFERENCES:

- 1) "Property of Howard and Shirley Annis, City of Augusta, Kennebec County, ME" by Guy R. Allen, dated August 1979, recorded at the Kennebec County Registry of Deeds (K.C.R.D.) in Plan Book 1980-Page 95.
- 2) "Maine State Highway Commission Right of Way Map, State Highway 210, Augusta, Kennebec County, S.H.C. File No. G-83" dated January 1957, recorded at K.C.R.D. in Plan Book 23-Page 2.



LEGEND

- IRON ROD FOUND
- IRON PIPE FOUND
- DRILL HOLE IN LEDGE
- GRANITE MONUMENT FOUND
- 5/8" REBAR PROPOSED
- 4"x4" GRANITE MONUMENT PROPOSED
- UTILITY POLE
- GUY ANCHOR
- OVERHEAD UTILITY LINE
- WELL
- SIGN
- SURVEYED LINE
- STOCKADE FENCE
- WIRE FENCE
- STONE WALL
- CONIFEROUS TREE
- DECIDUOUS TREE
- VEGETATION
- PRIOR OWNER



THIS PLAN IS PRELIMINARY

E.S. COFFIN
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 E.S. COFFIN ENGINEERING & SURVEYING, INC.
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NO.	REVISIONS	DATE

CLIENT/PROJECT: **ROBERT L. & MEREDITH T. COATES**
 LOCATION: **3044 NORTH BELFAST AVENUE**
 TOWN: **AUGUSTA** COUNTY: **KENNEBEC** STATE: **MAINE**

SHEET TITLE: **BOUNDARY SURVEY**
 SCALE: **1 INCH=20 FEET**
 DATE: **MARCH 13, 2014**
 DRAWN BY: **KFC**
 CHECKED BY: **MJG**

PROJ. NO. **2014-19**

BS

