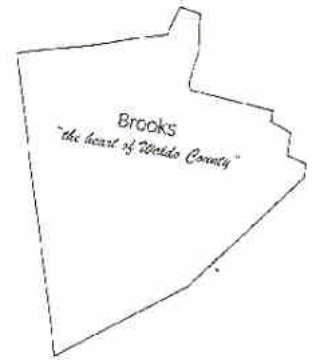


***Planning Board
Town of Brooks
P.O. Box 5
Brooks, ME 04921***



Minutes of Meeting July 16, 2007

Attending:

Dale Thomas, Steve Littlefield, Roxanna Hall, Heather Quimby, Duke Simoneau, Eric Frerking. John Wentworth was present to discuss his application

The meeting was called to order at 7:00 PM by Duke. No minutes from previous meetings were read or discussed. The only order of business was an application by John Wentworth to build a grain storage warehouse in back of his current store. Since construction will be adjacent to the Marsh River, the shoreland lot requires building at least 75' from the river. As shown in John's drawings, this requirement will be met. There are few issues – there will be no power, no heat, no restrooms in the 40' by 80' simple building. The septic system for the store is shared with the church next door. There will be no effect on this system by the new building.

Heather moved that the application be approved. The motion was seconded by Roxy. The vote was unanimous to pass the motion.

Steve made a motion that the meeting end – seconded by Eric. Passed unanimously, so the meeting closed at 7:20.

Respectfully submitted - Eric Frerking

FOR OFFICE USE ONLY:

PERMIT NO.: _____

ISSUE DATE: _____

FEE AMOUNT: _____

TOWN OF SHORELAND ZONING PERMIT APPLICATION

GENERAL INFORMATION

1. APPLICANT <i>John P. Wentworth</i>	2. APPLICANT'S ADDRESS <i>469 Thorndike Rd Unity Me</i>	3. APPLICANT'S TEL # <i>948-3054</i>
4. PROPERTY OWNER <i>Same</i>	5. OWNER'S ADDRESS	6. OWNER'S TEL #
7. CONTRACTOR <i>Same</i>	8. CONTRACTOR'S ADDRESS	9. CONTRACTOR'S TEL #
10. LOCATION/ADDRESS OF PROPERTY <i>20 Veterans Highway Brooks</i>	11. TAX MAP/PAGE & LOT #	12. ZONING DISTRICT
13. DESCRIPTION OF PROPERTY INCLUDING A DESCRIPTION OF ALL PROPOSED CONSTRUCTION, E.G. LAND CLEARING, ROAD BUILDING, SEPTIC SYSTEMS, AND WELLS (PLEASE NOTE THAT A SITE PLAN SKETCH IS REQUIRED ON PAGE 3). <i>New Building for grain storage 40x80 on a concrete foundation, some clearing and fill required</i>		
14. PROPOSED USE OF PROJECT <i>Warehouse Space</i>	15. ESTIMATED COST OF CONSTRUCTION <i>\$40,000</i>	

SHORELAND AND PROPERTY INFORMATION

16. LOT AREA <div style="text-align: center; font-size: 1.2em;">1504 380 57600</div>	17. FRONTAGE ON ROAD (FT.) <div style="text-align: center; font-size: 1.2em;">170</div>
18. SQ. FT. OF LOT TO BE COVERED BY NON-VEGETATED SURFACES.	19. ELEVATION ABOVE 100 YR. FLOOD
20. FRONTAGE ON WATERBODY (FT.)	21. HEIGHT OF PROPOSED STRUCTURE <div style="text-align: center; font-size: 1.2em;">20'</div>
22. EXISTING USE OF PROPERTY <div style="text-align: center; font-size: 1.2em;">Retail</div>	23. PROPOSED USE OF PROPERTY <div style="text-align: center; font-size: 1.2em;">Retail</div>

Note: Questions 24 & 25 apply only to expansions of portions of existing structures which are less than the required setback.

24. A) SQ. FT. OF PORTION OF STRUCTURE WHICH IS LESS THAN REQUIRED SETBACK AS OF 1/1/89:

B) SQ. FT. OF EXPANSIONS OF PORTION OF STRUCTURE WHICH IS LESS THAN REQUIRED SETBACK FROM 1/1/89 TO PRESENT:

C) SQ. FT. OF PROPOSED EXPANSION OF PORTION OF STRUCTURE WHICH IS LESS THAN REQUIRED SETBACK:

D) % INCREASE OF SQ. FT. OF ACTUAL AND PROPOSED EXPANSIONS OF PORTION OF STRUCTURE WHICH IS LESS THAN REQUIRED SETBACK SINCE 1/1/89:

$$(\% \text{ INCREASE} = \frac{B+C}{A} \times 100)$$

25. A) CU. FT. OF PORTION OF STRUCTURE WHICH IS LESS THAN REQUIRED SETBACK AS OF 1/1/89:

B) CU. FT. OF EXPANSIONS OF PORTION OF STRUCTURE WHICH IS LESS THAN REQUIRED SETBACK FROM 1/1/89 TO PRESENT:

C) CU. FT. OF PROPOSED EXPANSION OF PORTION OF STRUCTURE WHICH IS LESS THAN REQUIRED SETBACK:

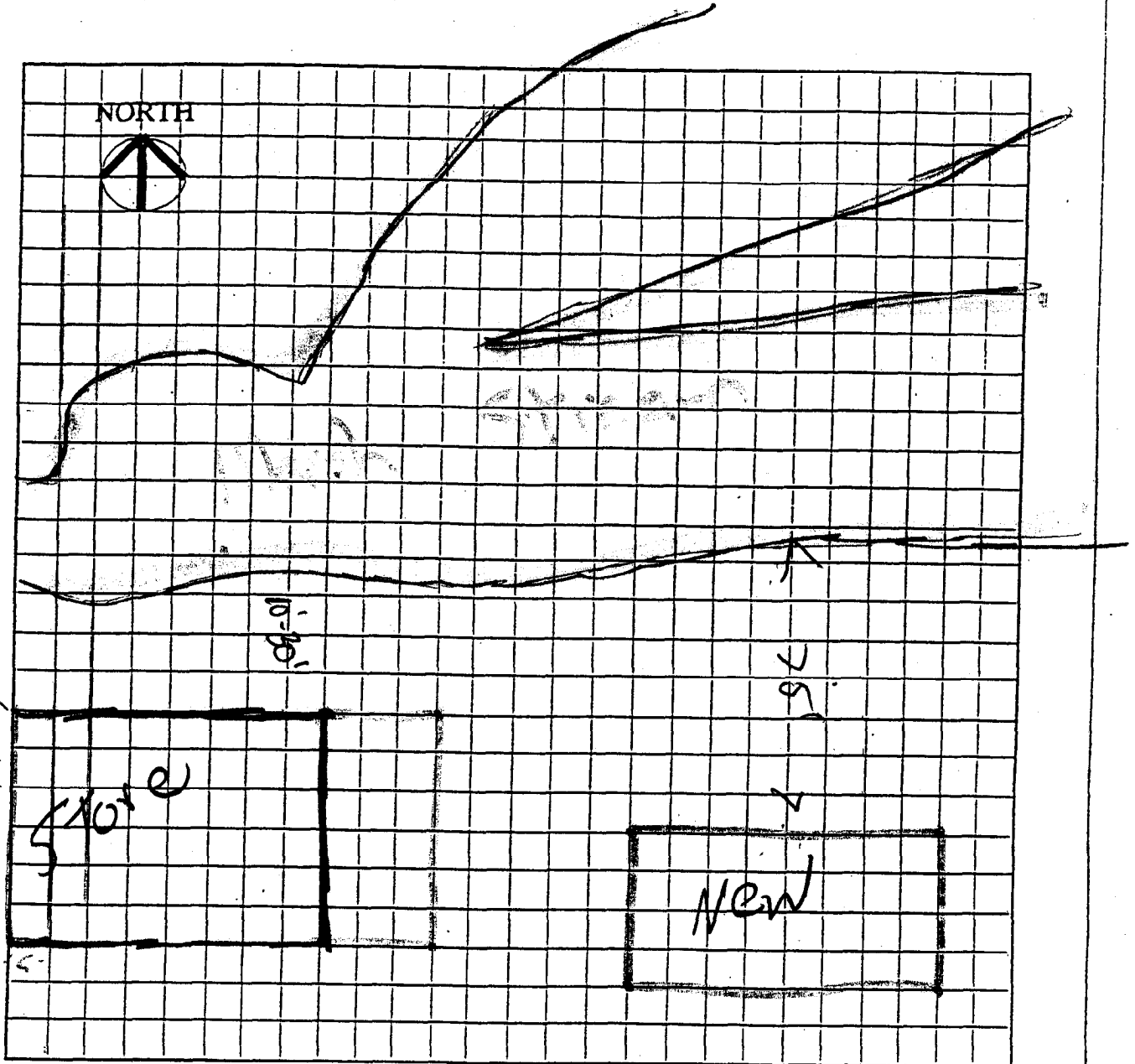
D) % INCREASE OF CU. FT. OF ACTUAL AND PROPOSED EXPANSIONS OF PORTION OF STRUCTURE WHICH IS LESS THAN REQUIRED SETBACK SINCE 1/1/89:

$$(\% \text{ INCREASE} = \frac{B+C}{A} \times 100)$$

NOTE: IT IS IMPERATIVE THAT EACH MUNICIPALITY DEFINE WHAT CONSTITUTES A STRUCTURE, FLOOR AREA AND VOLUME AND APPLY THOSE DEFINITIONS UNIFORMLY WHEN CALCULATING EXISTING AND PROPOSED SQ. FT. AND CU. FT.

SITE PLAN

PLEASE INCLUDE: LOT LINES; AREA TO BE CLEARED OF TREES AND OTHER VEGETATION; THE EXACT POSITION OF PROPOSED STRUCTURES, INCLUDING DECKS, PORCHES, AND OUT BUILDINGS WITH ACCURATE SETBACK DISTANCES FROM THE SHORELINE, SIDE AND REAR PROPERTY LINES; THE LOCATION OF PROPOSED WELLS, SEPTIC SYSTEMS, AND DRIVEWAYS; AND AREAS AND AMOUNTS TO BE FILLED OR GRADED. IF THE PROPOSAL IS FOR THE EXPANSION OF AN EXISTING STRUCTURE, PLEASE DISTINGUISH BETWEEN THE EXISTING STRUCTURE AND THE PROPOSED EXPANSION.



SCALE:  = 10' FT.

existing
proposed

ADDITIONAL PERMITS, APPROVALS, AND/OR REVIEWS REQUIRED

CHECK IF REQUIRED

- ☒ PLANNING BOARD REVIEW/APPROVAL
(e.g. Subdivision, Site Plan Review)
- ☐ BOARD OF APPEALS REVIEW/APPROVAL
- ☐ FLOOD HAZARD DEVELOPMENT PERMIT
- ☐ EXTERIOR PLUMBING PERMIT
(Approved HHE 200 Application Form)
- ☐ INTERIOR PLUMBING PERMIT
- ☐ DEP PERMIT (Site Location,
Natural Resources Protection Act)
- ☐ ARMY CORPS OF ENGINEERS PERMIT
(e.g. Sec. 404 of Clean Waters Act)

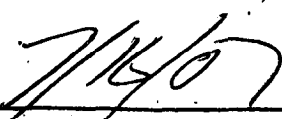
OTHERS

- ☐ _____
- ☐ _____
- ☐ _____
- ☐ _____
- ☐ _____

NOTE: APPLICANT IS ADVISED TO CONSULT WITH THE CODE ENFORCEMENT OFFICER AND APPROPRIATE STATE AND FEDERAL AGENCIES TO DETERMINE WHETHER ADDITIONAL PERMITS, APPROVALS, AND REVIEWS ARE REQUIRED

I CERTIFY THAT ALL INFORMATION GIVEN IN THIS APPLICATION IS ACCURATE. ALL PROPOSED USES SHALL BE IN CONFORMANCE WITH THIS APPLICATION AND THE SHORELAND ZONING ORDINANCE. I AGREE TO FUTURE INSPECTIONS BY THE CODE ENFORCEMENT OFFICER AT REASONABLE HOURS.


APPLICANT'S SIGNATURE


DATE

AGENT'S SIGNATURE (If Applicable)

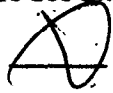
DATE

APPROVAL OR DENIAL OF APPLICATION

(For Office Use Only)

MAP _____ LOT # _____

THIS APPLICATION IS:



APPROVED _____ DENIED _____

IF DENIED, REASON FOR DENIAL:

IF APPROVED, THE FOLLOWING CONDITIONS ARE PRESCRIBED:

APPROVED BY UNANIMOUS VOTE

NOTE: IN APPROVING A SHORELAND ZONING PERMIT, THE PROPOSED USE SHALL COMPLY WITH THE PURPOSES AND REQUIREMENTS OF THE SHORELAND ZONING ORDINANCE FOR THE TOWN OF _____.

CODE ENFORCEMENT OFFICER

DATE

INSPECTION CHECK LIST

- ☐ Prior to Clearing and Excavation
- ☐ Prior to Foundation Pour
- ☐ Prior to Final Landscaping
- ☐ Prior to Occupancy

PERMIT # _____

FEE AMOUNT _____

planning Board

7/11/07

Duke:

I spoke with John Wentworth, concerning his plans on doing some building & remodeling at the store, this morning. He has decided to just do the grain room for now, I do not see any problems with this project. There is no need for Fire Marshal office involvement all he has to contend with is the Shoreland Zoning issues. He knows that he needs to meet the 75' set back. Everything else is o.k., any further questions let me know.

Randy