

Application Number 18-001-SP
Fees Preliminary 149 Pd 1-3-18
Fees Final _____ Pd _____

Town of Waldoboro

Site Plan Review and Subdivision Ordinance Preliminary Application

(Please Type or Print)

Type of Application: Site Plan Review Subdivision Ordinance
 Shoreland Zone Flood Plain Hazardous Materials

Brief description of proposed project: I am requesting a change of use from a restaurant to a financial services office. I will keep the second floor as an apartment. Also, I plan to eventually remodel the duplex so it can be rented. Lastly, I would like to convert the long narrow roof canopy into 5 10x14 storage units.

Address: 816 Atlantic Highway Zoning District: _____ Map: R-4 Lot: 17
Name of Applicant: Allan A. Beck Cornerstone Investment Properties, LLC
Address: 117 Moodys Island Road Town: Nobleboro State: Maine Zip: 04555
Telephone Numbers: office 832-6950 cell 592-4918
Local Contact, Name: Allan A. Beck Telephone: 592-4918
Name of Owner (if not applicant): _____
Address: _____ Town: _____ State: _____ Zip: _____

Applicant must attach a copy of deed, signed option agreement or lease agreement. If applicant is a corporation, attach certificate from the Secretary of State (Maine) showing authority to do business in Maine.

Name of Applicant's Engineer: None Telephone: _____
Address: _____ Town: _____ State: _____ Zip: _____
Name of Applicant's Attorney: Richard Abbondanza Telephone: 207-386-0400
Address: 74 High Street Town: Bath State: Maine Zip: 04530
Name of Applicant's Soil Scientist: None Telephone: _____
Address: _____ Town: _____ State: _____ Zip: _____
Name of Applicant's Land Surveyor: None Telephone: _____
Address: _____ Town: _____ State: _____ Zip: _____

I certify that the information contained in this application is correct to the best of my knowledge.

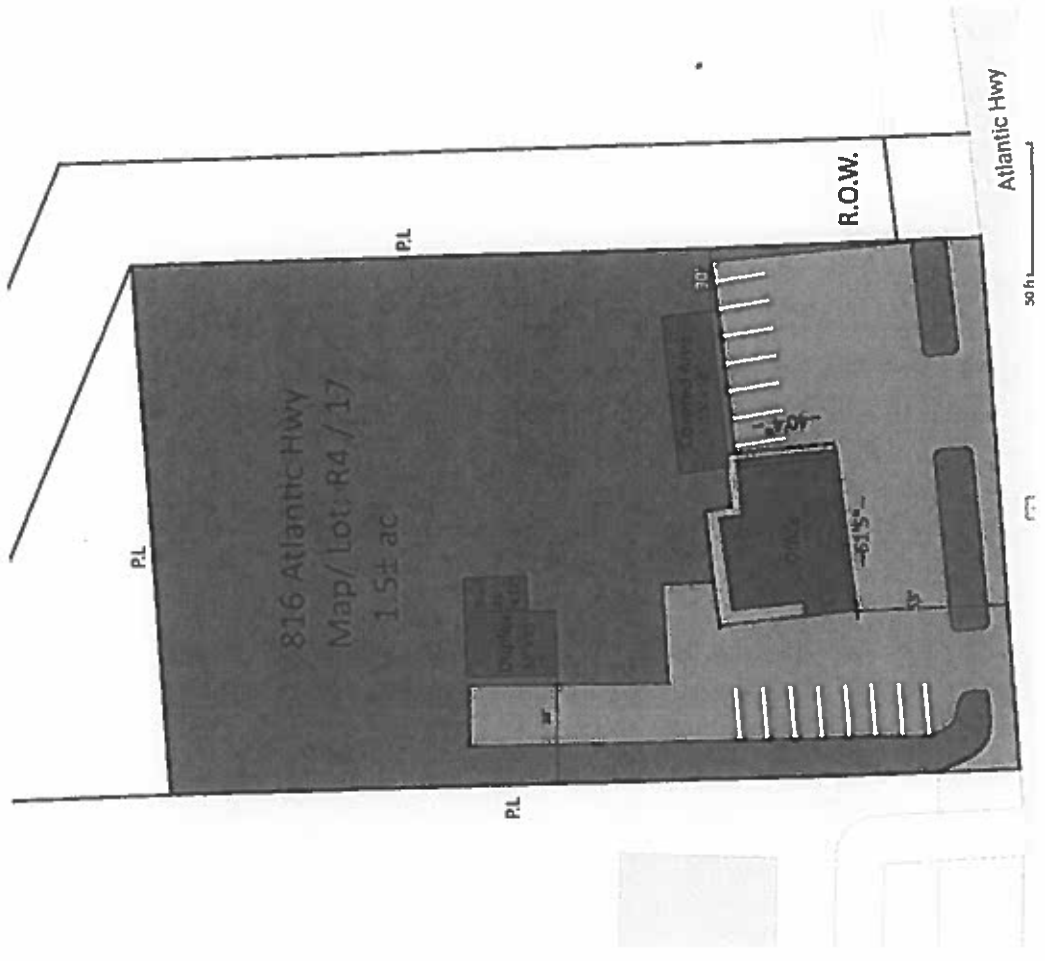
Signature (applicant): Allan Beck Date: 12/29/2017
Title: Managing Member of LLC

Action by the CEO. I		Town of Waldoboro Receipt	
Informal Pre-Application Review			
Preliminary Review			
Site Walk			
Public Hearing			
Modifications			
Final Review			
Modifications			
Appeals			
Certificate of Occupancy			

01/03/18 10:45 AM TOLARR #53803-1
TYPE----- PEP--- AMOUNT
**BECK, ALLAN A.
DEVELOPMENT PEP 18-001-SP
SITE PLAN 149.00
Total: 149.00
Paid By: EBLY, ALLAN A
Remaining Balance: 0.00
Check : 149.00

816 Atlantic Highway – Waldoboro, Maine

Signed	Date
Signed	Date
Signed	Date
Signed	Date
Signed	Date
Signed	Date
Signed	Date
Signed	Date
Signed	Date
Signed	Date





Town of Waldoboro
Site Plan and Subdivision
Worksheet for Planning Board Review

Applicant's Name: Allan A. Beck Project Name: 816 Atlantic Highway Date: 12/29/17

- Type of Application:
- Land use requiring site plan approval
 - Subdivision
 - New non-residential building or structure
 - Expansion of existing non-residential building or structure
 - New multifamily housing
 - Expansion of multifamily housing by 3 or more units within 5 years
 - Conversion of existing building from residential to nonresidential
 - Conversion of existing non-residential use to another nonresidential that results in increase in on- or off-site impacts
 - Conversion of existing non-residential building or structure in whole or in part into 3 or more dwelling units within 5 years
 - Construction or expansion of 1,500 s.f. of paved or other impervious surfaces within 5 years
 - Commercial use of land that does not involve buildings or structures, such as gravel pit, cemetery, golf course, groundwater extraction and other nonstructural nonresidential uses

Article 4 – General Performance Standards	Applicable?	Conforming?	Finding:
A. Air & Water Pollution	—	—	_____
B. Buffer areas	—	—	_____
C. Construction standards	—	—	_____
D. Electrical disturbances	—	—	_____
E. Historic Village District architectural standards	—	—	_____
F. Hydrogeologic assessment of groundwater impacts	—	—	_____
G. Lighting and glare	—	—	_____
H. Net developable acreage calculation	—	—	_____
I. Noise	—	—	_____
J. Parking and loading	<u>X</u>	—	Existing parking is sufficient
K. Phosphorus control	—	—	_____
L. Refuse disposal	—	—	_____
M. Sanitary provisions	—	—	_____
N. Signs	—	—	_____
O. Soils	—	—	_____
P. Soil erosion and sedimentation control	—	—	_____
Q. Storage of materials	<u>X</u>	—	5 possible storage units
R. Stormwater management	—	—	_____

	Applicable?	Conforming?	Finding:
S. Street access, Driveways, Street/Road standards	---	---	_____
T. Reserved	---	---	_____
U. Traffic impact analysis	---	---	_____
V. Water quality impacts	---	---	_____
W. Aesthetic, cultural, and natural values	---	---	_____
X. Financial and technical capacity	---	---	_____
Y. Flood Zone	---	---	_____
Z. Freshwater Wetlands	---	---	_____
AA. River, stream or brook	---	---	_____
BB. Spaghetti Lots	---	---	_____
CC. Adjoining Municipality	---	---	_____
DD. Access to direct sunlight	---	---	_____
EE. Sufficient water	---	---	_____
FF. Conformity with Town Ordinance and plans	---	---	_____

Article 5 – Specific Performance Standards

A. Accessory apartments	---	---	_____
B. Adult business establishments/entertainment	---	---	_____
C. Agriculture and related businesses	---	---	_____
D. Archaeological/historic sites	---	---	_____
E. Automobile graveyard, junkyard, recycling center	---	---	_____
F. Bed and breakfast	---	---	_____
G. Campgrounds and tenting grounds	---	---	_____
H. Excavation, borrow pit	---	---	_____
I. Fuel storage	---	---	_____
J. Groundwater extraction, impact assessment	---	---	_____
K. Home occupations	---	---	_____
L. Hotels/motels/overnight cabins	---	---	_____
M. Kennels-commercial, veterinary clinic	---	---	_____
N. Industry/manufacturing, warehousing, trucking	---	---	_____
O. Light Industry	---	---	_____
P. Manufactured Home Parks	---	---	_____
Q. Mass Gathering	---	---	_____
R. Multi-Family Dwellings	---	---	_____
S. Open Space Subdivisions	---	---	_____

	Applicable?	Conforming?	Finding:
Recreational Facilities	—	—	_____
U. Recycling Centers other than Automobile Recycling Facilities	—	—	_____
V. Restaurants	—	—	_____
W. Shipping Containers, Mobile Homes, Busses as outdoor storage	—	—	_____
X. Single Wide Manufactured Homes	—	—	_____
Y. Small Wind Energy Regulations	—	—	_____
Z. Transmission Lines	—	—	_____
AA. Wildlife/Natural Area Preservation	—	—	_____
BB. Wireless Telecommunications Facilities	—	—	_____
CC. Methadone Clinics	—	—	_____
DD. Medical Marijuana Dispensary and Cultivation Facility	—	—	_____



TOWN OF WALDOBORO BUILDING PERMIT

Issued: 10/4/2017 Fee Paid: \$ 100.00

Bldg. Permit No: 17-103

Route 1
District: Commercial
B

Wastewater Permit No.:

Entrance Permit:

Landowner / Homeowner Name: CORNERSTONE INVESTMENT PROPERTIES, LLC / ALLAN BECK Phone: 207-832-6950

Mailing Address: 117 MOODYS ISLAND ROAD

Property Address: 816 ATLANTIC HWY Tax Map: R4 Lot: 17

Contractor Name: _____ Phone: _____

Structures Proposed: Move interior walls add covered porch on south + east walls! 10/8/17 Allan Beck

Value of Structures: \$

Stories: 1.75 Dimensions: _____ Mobile / Manuf. Home: Year: _____ Make: _____

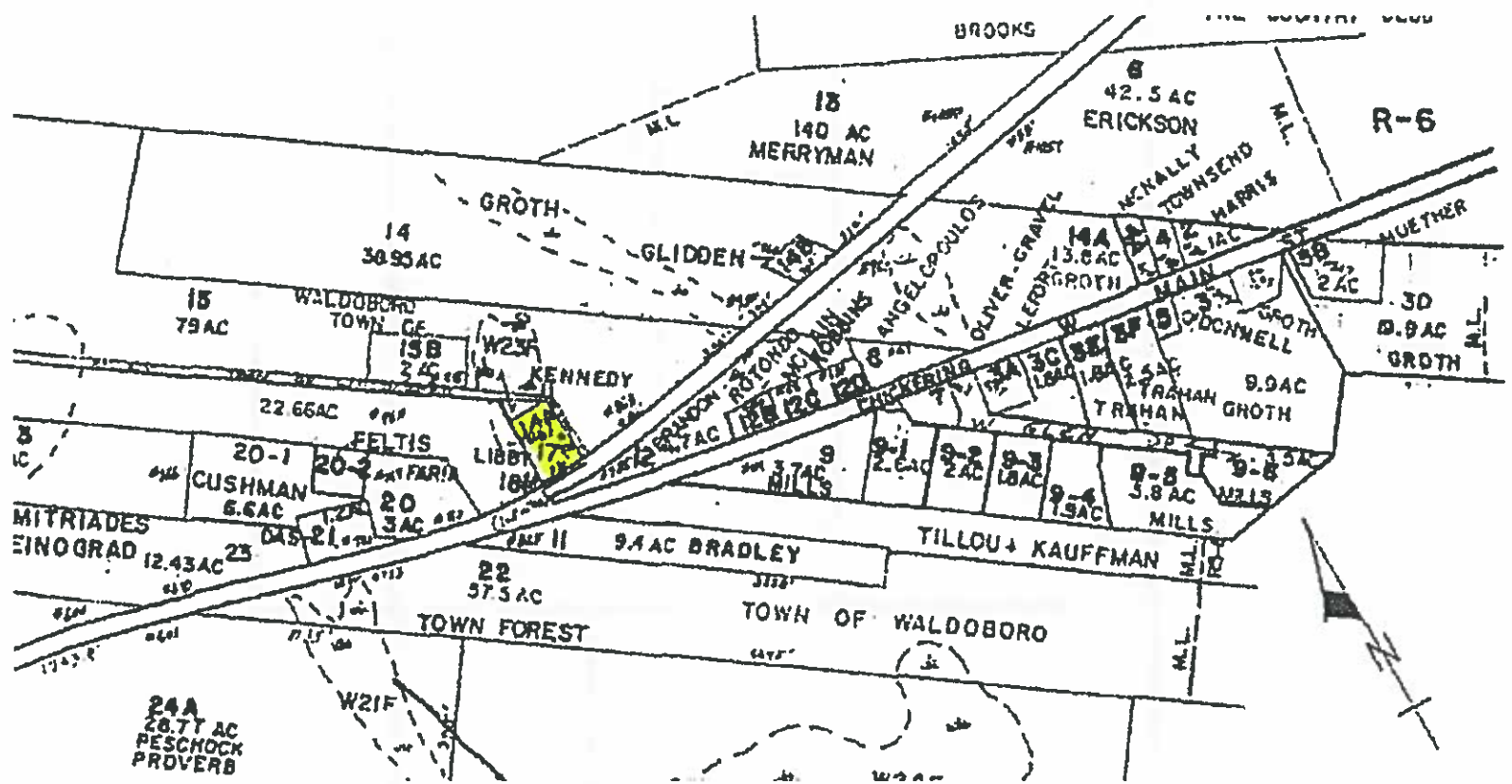
- ✓ Work under this permit must begin within 180 days and be completed within 2 years.
- ✓ Permit must be posted clearly onsite, preferably visible from the road.
- ✓ All work must be done to the 2002 National Electric Code, 2003 NFPA Life Safety Code, MUBEC (Maine Uniform Building & Energy Code)
- ✓ Contact Codes Officer to gain a certificate of occupancy.
- ✓ Any changes to the submitted application must first receive approval by the Codes Officer.
- ✓ Structure must conform to all provisions of the Waldoboro Land Use Ordinance.

Comments: See Application on File at town office for details.

CEO Signature: *[Signature]*

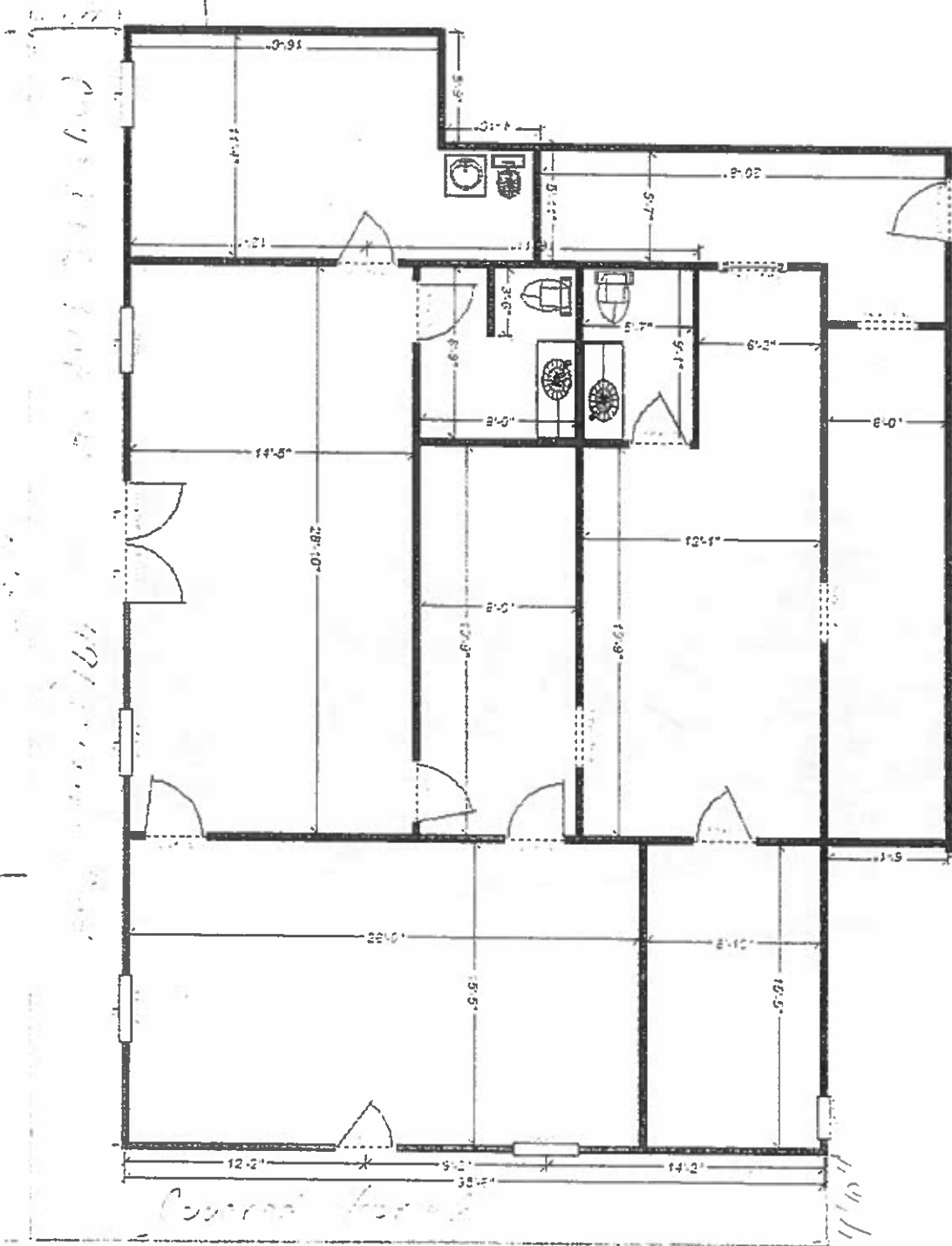
CERTIFICATE OF OCCUPANCY ISSUED:

CEO Signature: _____ Date: _____



Property Line

481



531

831

**QUITCLAIM DEED
(Without Covenant)**

DAMARISCOTTA BANK & TRUST COMPANY, a state chartered financial institution with a principal place of business of 25 Main Street, Damariscotta, Maine, for consideration paid, releases to **CORNERSTONE INVESTMENT PROPERTIES, LLC**, a Maine Limited Liability Company with a principal place of business at Nobleboro, Maine and a mailing address of 117 Moody's Island Road, Nobleboro, Maine 04555, the real estate in Waldoboro, Lincoln County, Maine, described as follows:

A certain lot or parcel of land with the buildings thereon, situated in Waldoboro, Lincoln County, Maine, bounded and described as follows:

BEGINNING at the north side of the present U.S. Route 1 at a metal stake in the ground one hundred (100) feet westerly of a stone wall located at the westerly edge of Parker L. Spofford and Patricia M. Spofford's field, now or formerly;

THENCE running northerly parallel to said stone wall three hundred (300) feet to a metal stake in the ground for a corner;

THENCE running westerly parallel to U.S. Route 1 two hundred (200) feet to a metal stake for a corner;

THENCE running southerly parallel with the first mentioned bound three hundred (300) feet to a metal stake on the northerly side of U.S. Route 1;

THENCE easterly by the northerly side of U.S. Route 1 two hundred feet to the metal stake first mentioned.

BEING bounded on the north and east by land now or formerly of Parker L. Spofford and Patricia M. Spofford, now or formerly, on the south by U.S. Route 1 and on the west by R.C. Moore, Inc., now or formerly.

ALSO BEING a part of property conveyed to James Wood, Sr., by Charles K. Sprague by his deed dated October 9, 1913, and recorded in the Lincoln County Registry of Deeds in Book 337, Page 527, and also a part of the same premises conveyed to James Wood, Jr., from James Wood by his deed dated February 11, 1928 and recorded in said Registry in Book 384, Page 265.


EXCEPTING AND RESERVING, however, that land taken by the State of Maine for highway purposes.

FOR REFERENCE see foreclosure deed from Damariscotta Bank & Trust Company to Damariscotta Bank & Trust Company dated September ____, 2017 and recorded in the Lincoln County Registry of Deeds in Book _____ at Page _____.

Law Office of David Levesque, P.A.
P.O. Box 425
Damariscotta, Maine 04543
(207) 563 - 7416
david@levesquelaw.com

Dated this 3rd day of ~~September~~ ^{October}, 2017.

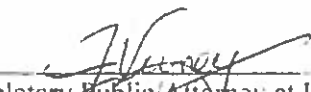
Damariscotta Bank & Trust Company


Kenneth S. Steele
Executive Vice President

STATE OF MAINE
Lincoln County

September 3, 2017
October

Kenneth S. Steele personally appeared before me in his capacity as Executive Vice President of Damariscotta Bank & Trust Company and acknowledged the foregoing instrument to be his free act and deed and the free act and deed of Damariscotta Bank & Trust Company.


Notary Public/Attorney at Law
Printed Name:
My commission expires:

JUDITH M.B. VERNEY
NOTARY PUBLIC, MAINE
MY COMMISSION EXPIRES APRIL 4, 2018