

TOWN OF OGUNQUIT PLANNING BOARD
DESIGN REVIEW APPLICATION

PLEASE PRINT CLEARLY

DATE REC'D: 10-15-19
FEE PAID (\$500): Yes No
TAX MAP: 13 BLOCK: 49
ZONING DISTRICT GB-2

MEETING DATE w/ CEO 10-3-2019
INITIAL PB HEARING DATE: 10-28-19

DESIGN REVIEW APPLICATION - Applicants applying for Design Review should familiarize themselves with Article 11 of the Town's Zoning Ordinance.

PROPERTY OWNER (as listed on current VISION Property Tax Card)

NAME David Giarusso
MAILING ADDRESS PO Box 500
Telephone _____ e-mail address angelinasogt@aol.com

APPLICANT Same as Owner Lessee Purchase & Sale Agreement Agent/Consultant

NAME Valerie Coastal General Construction
MAILING ADDRESS 716 Main St, Ogunquit Me
Telephone 646-9240 e-mail address valerie@coastalgeneral.com

If applicant is different than owner you must include a letter of authorization from the property owner.

REPRESENTATIVE (if applicable)

NAME valerie Coastal General Construction
MAILING ADDRESS 716 Main St, Ogunquit Me
Telephone 646-9240 e-mail address valerie@coastalgeneral.com

PROPERTY ADDRESS: 655 Main St. Ogunquit Me 03907

Year Built 1929 (All Pre 1931 structures require review by the Historic Preservation Commission).

Source of date: VISION Card TRIO Card Other _____

NAME OF BUSINESS (Current & Proposed) Angelinas
(If property is used commercially, please give name of business.)

REQUIRED DEPT./CONSULTANT REVIEWS- to be completed by Code Enforcement Office:

Historic Pres. Comm. Review?	<input type="checkbox"/> Yes <input type="checkbox"/> No	Public Works Review?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Police Dept. Review?	<input type="checkbox"/> Yes <input type="checkbox"/> No	Conservation Commission?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Fire Dept. Review?	<input type="checkbox"/> Yes <input type="checkbox"/> No	Planning Consultant?	<input type="checkbox"/> Yes <input type="checkbox"/> No

Engineering Peer Review may be required by the Planning Board at any time during the Hearing process.

BRIEF DESCRIPTION OF PROJECT:

Replace a 20'7.5" x 27' three seasons canopy with side walls with a 20'7.5" x 22'6" four seasons framed structure. Height of 15'9" does not change.

Is any portion of the property within 250 feet of the high water line of a river or salt water body? Yes No

Does the parcel include any wetlands? Yes No Total Acreage of Parcel: .28

Is this parcel included in a prior approved subdivision or site plan? Yes No

Is any portion of the property within a floodplain as identified by the Federal Emergency Management Agency?
Yes No

Anticipated date for construction start: _____

Does this development require extension/provision of, or connection to, public infrastructure?

- | | | |
|--------------------------------------|---|--------------------------------------|
| <input type="checkbox"/> roads | <input type="checkbox"/> storm drainage | <input type="checkbox"/> other _____ |
| <input type="checkbox"/> sidewalks | <input type="checkbox"/> water lines | |
| <input type="checkbox"/> sewer lines | <input type="checkbox"/> fire hydrants | |

Identify method of water supply to the proposed development:

- individual wells connection to public water system

Identify method of sewage disposal to the proposed development:

- connection to public sewer system on-site subsurface wastewater disposal system

To the best of my knowledge, all the above stated information submitted in this application is true and correct.

10/3/19
DATE

Valerie Hunter
APPLICANT'S / OWNER'S SIGNATURE

THIS FORM, ACCOMPANIED BY THE APPROPRIATE FEE, CHECKLISTS, AND SUPPORTING DRAWINGS AND DOCUMENTS, MUST BE SUBMITTED BY THE FOLLOWING DEADLINES:

- 1. Pre-application Conference with Code Enforcement Officer – *MUST BE HELD AT LEAST TWO BUSINESS DAYS PRIOR TO SUBMITTAL OF THE APPLICATION.* Applications will not be accepted without a prior conference with the CEO AND HIS SIGNATURE ON THE SUBMISSIONS CHECKLIST FORM.**
- 2. The Application form, with all accompanying fees, drawings and documents, as indicated by the CEO at the preapplication conference, MUST BE SUBMITTED BY 2:30 P.M. 14 DAYS PRIOR TO THE PLANNING BOARD MEETING**

TOWN OF OGUNQUIT PLANNING BOARD
SITE PLAN REVIEW APPLICATION

PLEASE PRINT CLEARLY

DATE REC'D: 10-15-19
FEE PAID (\$500): Yes No
TAX MAP: 13 BLOCK: 49
ZONING DISTRICT GB-2

MEETING DATE w/ CEO 10-3-2019
INITIAL PB HEARING DATE: 10-28-19

SITE PLAN REVIEW APPLICATION - Applicants applying for Design Review should familiarize themselves with Article 6 of the Town's Zoning Ordinance.

PROPERTY OWNER (as listed on current VISION Property Tax Card)

NAME David Giarusso
MAILING ADDRESS Po Box 506
Telephone _____ e-mail address angelinasogt@aol.com

APPLICANT Same as Owner Lessee Purchase & Sale Agreement Agent/Consultant

NAME Valerie Coastal General Construction
MAILING ADDRESS 716 Main St. Ogunquit Me
Telephone 646-9340 e-mail address valerie@CoastalGeneral.com

If applicant is different than owner you must include a letter of authorization from the property owner.

REPRESENTATIVE (if applicable)

NAME Valerie Coastal General Construction
MAILING ADDRESS 716 Main St. Ogunquit Me
Telephone 646-9340 e-mail address valerie@CoastalGeneral.com

PROPERTY ADDRESS:

Year Built 1929 (All Pre 1931 structures require review by the Historic Preservation Commission).
Source of date: VISION Card TRIO Card Other _____
NAME OF BUSINESS (Current & Proposed) Angelinas
(If property is used commercially, please give name of business.)

REQUIRED DEPT./CONSULTANT REVIEWS- to be completed by Code Enforcement Office:

Historic Pres. Comm. Review?	<input type="checkbox"/> Yes <input type="checkbox"/> No	Public Works Review?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Police Dept. Review?	<input type="checkbox"/> Yes <input type="checkbox"/> No	Conservation Commission?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Fire Dept. Review?	<input type="checkbox"/> Yes <input type="checkbox"/> No	Planning Consultant?	<input type="checkbox"/> Yes <input type="checkbox"/> No

Engineering Peer Review may be required by the Planning Board at any time during the Hearing process.

BRIEF DESCRIPTION OF PROJECT:

Replacing a three seasons canopy with side walls
with a four season framed structure.

Is any portion of the property within 250 feet of the high water line of a river or salt water body? Yes No

Does the parcel include any wetlands? Yes No Total Acreage of Parcel: _____

Is this parcel included in a prior approved subdivision or site plan? Yes No

Is any portion of the property within a floodplain as identified by the Federal Emergency Management Agency?
 Yes No

Anticipated date for construction start: ASAP

Does this development require extension/provision of, or connection to, public infrastructure? *NA*

- | | | |
|--------------------------------------|---|--------------------------------------|
| <input type="checkbox"/> roads | <input type="checkbox"/> storm drainage | <input type="checkbox"/> other _____ |
| <input type="checkbox"/> sidewalks | <input type="checkbox"/> water lines | |
| <input type="checkbox"/> sewer lines | <input type="checkbox"/> fire hydrants | |

Identify method of water supply to the proposed development:

- individual wells connection to public water system

Identify method of sewage disposal to the proposed development:

- connection to public sewer system on-site subsurface wastewater disposal system

To the best of my knowledge, all the above stated information submitted in this application is true and correct.

10/3/19
DATE

Valerie Hunter
APPLICANT'S / OWNER'S SIGNATURE

THIS FORM, ACCOMPANIED BY THE APPROPRIATE FEE, CHECKLISTS, AND SUPPORTING DRAWINGS AND DOCUMENTS, MUST BE SUBMITTED BY THE FOLLOWING DEADLINES:

- 1. Pre-application Conference with Code Enforcement Officer – *MUST BE HELD AT LEAST TWO BUSINESS DAYS PRIOR TO SUBMITTAL OF THE APPLICATION.* Applications will not be accepted without a prior conference with the CEO AND HIS SIGNATURE ON THE SUBMISSIONS CHECKLIST FORM.**
- 2. The Application form, with all accompanying fees, drawings and documents, as indicated by the CEO at the preapplication conference, MUST BE SUBMITTED BY 2:30 P.M. 14 DAYS PRIOR TO THE PLANNING BOARD MEETING.**

DESIGN REVIEW SUBMISSIONS CHECKLIST

Applicant Name Valerie Coastal General Construction Date 10/3/19
 Map / Lot / Zone 013 / 049 / GBD2

This checklist has been prepared to assist applicants in developing their design review applications. It should be used as a guide in assembling the information necessary for a design review. However, the checklist does not substitute for the text of **Article 11** of the Zoning Ordinance. The Planning Board also will be using the checklist to make sure that your application is complete. Once the checklist is filled out according to the instructions below it should be submitted with the application form.

1. Indicate if the information has been submitted by checking the appropriate box in column 1;
2. If you believe that a required submission is not applicable to your project, please discuss the matter with the Code Enforcement Officer. If the CEO agrees that the submission might not be applicable, check the appropriate box in column 2;
3. For every item checked in column 2, a written waiver request must be prepared on a separate sheet and submitted with this checklist.
4. At the initial meeting with the Planning Board, the Board will review this list, and the Board Chairperson will check the appropriate box in column 3 when the Board determines the submission acceptable;
5. If an item is not submitted, and the Board grants a submission waiver, the Board Chairperson will check the appropriate box for that item in column 4.

Note that this checklist only covers the submission requirements for a design review. It does not address the review standards that the application must meet in other stages of the process. **Shaded boxes indicate that the required submittal is of such importance that it is highly unlikely that the Planning Board might entertain a submission waiver request.**

		1	2	3	4
DESIGN REVIEW REQUIRED SUBMITTAL		Submitted by Applicant	Submission determined to be sufficient by the Planning Board	Submission determined not applicable by the Code Enforcement Officer.	Applicant requests waiver of Submission Requirement
11.6.A.1	Fifteen copies of a site plan, and all supporting materials, including design review application form, and design review submissions checklist; Design Review Application fee paid.	✓			
11.6.A.2	Elevations of each side of the proposed building or structure to be constructed or altered, at a scale of at least 1/4" = one foot, and in the case of alterations, showing conditions before and after the proposed work	✓			
11.6.A.3	Photographs of the site and existing buildings	✓			
11.6.A.3	Manufactures Specifications/Cut Sheets Doors, Windows, Applicable Fixtures	✓			
11.6.A.4	Estimate of construction cost for new buildings			X	
11.6.A.5 a & b	Visual impact assessment			X	

In addition to the above – When applicable the Planning Board may require detailed interior and/or exterior plans including dimensional measurements and uses of all interior/exterior spaces, placement of equipment, counters, etc. and when applicable seating charts indicating table/chair arrangements and the number of requested tables and seats.

NO APPLICATION WILL BE SCHEDULED TO GO BEFORE THE PLANNING BOARD UNTIL THE CODE ENFORCEMENT OFFICER HAS REVIEWED THE APPLICATION PACKET AND SIGNED THIS FORM!

Code Enforcement Officer  Date: 10.3.2019

SITE PLAN REVIEW SUBMISSIONS CHECKLIST

Applicant Name Valene - Coastal General Date 7/25/19
 Map / Lot / Zone 013 / 049 / GB-2

This checklist has been prepared to assist applicants in developing applications. It should be used as a guide in assembling the information necessary for a site plan review. However, the checklist does not substitute for the text of Article 6.6 of the Zoning Ordinance. The Planning Board also will be using the checklist to make sure that your application is complete. Once the checklist is filled out according to the instructions below it should be submitted with the application form.

1. Indicate if the information has been submitted by checking the appropriate box in column 1;
2. At the initial Completeness Meeting with the Planning Board, the Board will review this list, and the Board Chairperson will check the appropriate box in column 2 when the Board has determined that the submission is sufficient and acceptable;
3. If you believe that a required submission is not applicable to your project, please discuss the matter with the Code Enforcement Officer. If the CEO agrees that the submission is not applicable he will check the box in column 3;
4. If the Code Enforcement Officer denies a waiver request he will check the box in Column 4 and the Planning Board will make the determination at the Completeness Hearing.

Note that this checklist only covers the submission requirements for a site plan review. It does not address the review standards that the application must meet in the next stage of the process.

SITE PLAN REVIEW REQUIRED SUBMITTALS		1	2	3	4
		Submitted by Applicant	Submission determined to be sufficient by the Planning Board	Submission determined not applicable by the Code Enforcement Officer.	Applicant requests waiver of Submission Requirement.
6.6.C.3.A	Fifteen copies of the site plan (at least 1" = 20') and all supporting materials, including site plan review application form, and site plan review submissions checklist; Application fee and Escrow deposit paid.	✓			
6.6.C.3.B	Title Block & Legend	✓			
6.6.C.3.C	Assessor's Map and Lot numbers for subject & adjoining properties	✓			
6.6.C.3.D	Verification of right, title or interest in the property by deed, purchase and sales agreement, option to purchase, or some other proof	✓			
6.6.C.3.E	Standard boundary survey of the parcel	✓			
6.6.C.3.F	Existing & Proposed: Building Footprints, Parking lots, Drives, Walkways, Roads, Landscaping, Grading/Clearing, Undisturbed Areas	✓			
6.6.C.3.G	Existing & Proposed: Utilities, Sewers, Water Mains, Culverts, Stormwater Mgmt, On-site or Adjacent			✓	
6.6.C.3.H	Existing & Proposed: Two-foot Contours			✓	
6.6.C.3.I	Location of all wetlands, rivers, streams, brooks and other water bodies, natural features, on-site or adjacent			✓	
6.6.C.3.J	High intensity soil survey (for undeveloped, vacant sites w/o water & sewer)			✓	
6.6.C.3.K	Zoning district in which the project is located and the location of any zoning boundaries	✓			
6.6.C.3.L	The boundaries of any flood hazard areas and the 100-year flood elevation	✓			
6.6.C.3.M	A copy of any proposed deed restrictions intended to cover all or part of subject property	✓			
6.6.C.3.N.i	<i>Sewer Service Area</i> - A letter from the sewer district stating the district has the capacity to collect and treat the waste water, review and approval of sewerage system design			✓	
6.6.C.3.N.ii	<i>Outside Sewer Service Area</i> - Septic System Design by LSE or PE			✓	

CONTINUED ON REVERSE

SITE PLAN REVIEW REQUIRED SUBMITTALS		Submitted by Applicant	Submission determined to be sufficient by the Planning Board	Submission determined not applicable by the Code Enforcement Officer.	Applicant requests waiver of Submission Requirement
6.6.C.3.O.i	Water Service Area - A written statement from the servicing water district indicating review and approval of water system design			✓	
6.6.C.3.O.iii	Outside Water Service Area - Evidence of adequate supply from well driller or hydrogeologist			✓	
6.6.C.3.P	Location, names, and present widths of existing streets, highways, easements, building lines, parks and other open spaces on or adjacent			✓	
6.6.C.3.Q	Width and location of any streets, public improvements or open space shown upon the official map and in the Comprehensive Plan, if any, within the site.			✓	
6.6.C.3.R	Location of any open space to be preserved and a description of proposed ownership, improvement and management			✓	
6.6.C.3.S	Hydrogeologic assessment prepared by a Certified Geologist or Registered Professional Engineer <i>outside of public water & sewer areas</i>			✓	
6.6.C.3.T	An estimate of the amount and type of vehicular traffic to be generated on a daily basis and at peak hours			✓	
6.6.C.3.U	A traffic impact analysis, prepared by a Registered Professional Engineer with experience in traffic engineering (<i>for projects requiring 10 or more parking spaces, or projected 50+ trips per day</i>)			✓	
6.6.C.3.V	Areas within or adjacent to the proposed site which have been identified as high or moderate value wildlife habitat by the Maine Department of Inland Fisheries and Wildlife or within the comprehensive plan			✓	
6.6.C.3.W	Historic Areas within or adjacent to the proposed site which are either listed on or eligible to be listed on the National Register of Historic Places, Ogunquit Historic Register, or have been identified in the comprehensive plan	✓			
6.6.C.3.X	Parking, Driveway, Street Plans	✓			
6.6.C.3.Y	Stormwater Management Plan			✓	
6.6.C.3.Z	Erosion & Sedimentation Control Plan			✓	
6.6.C.3.AA	Location of any streets, public improvements or open space shown in the comprehensive plan or capital improvements plan, within the site			✓	
6.6.C.3.BB	Parcels of land proposed to be dedicated to public use and the conditions of such dedication			✓	
6.6.C.3.CC	Location/Method of Land Clearing & Construction Debris disposal			✓	
6.6.C.3.DD	Cost Estimates for Setting Performance Guarantees, pursuant to sec. 4.8			✓	
6.6.C.3.EE	State or Federal Permits: DEP Site Law, DEP NRPA, DHHS, Army Corps, DOT			✓	

In addition to the above — When applicable the Planning Board may require detailed interior plans including dimensional measurements and uses of all interior spaces, placement of equipment, counters, etc. and when applicable seating charts indicating table/chair arrangements and the number of requested tables and seats. In addition the Planning Board may require other information it deems necessary.

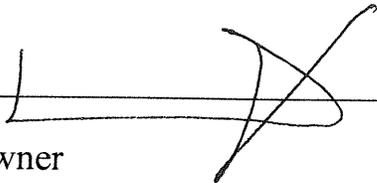
NO APPLICATION WILL BE SCHEDULED TO GO BEFORE THE PLANNING BOARD UNTIL THE CODE ENFORCEMENT OFFICER HAS REVIEWED THE APPLICATION PACKET AND SIGNED THIS FORM!



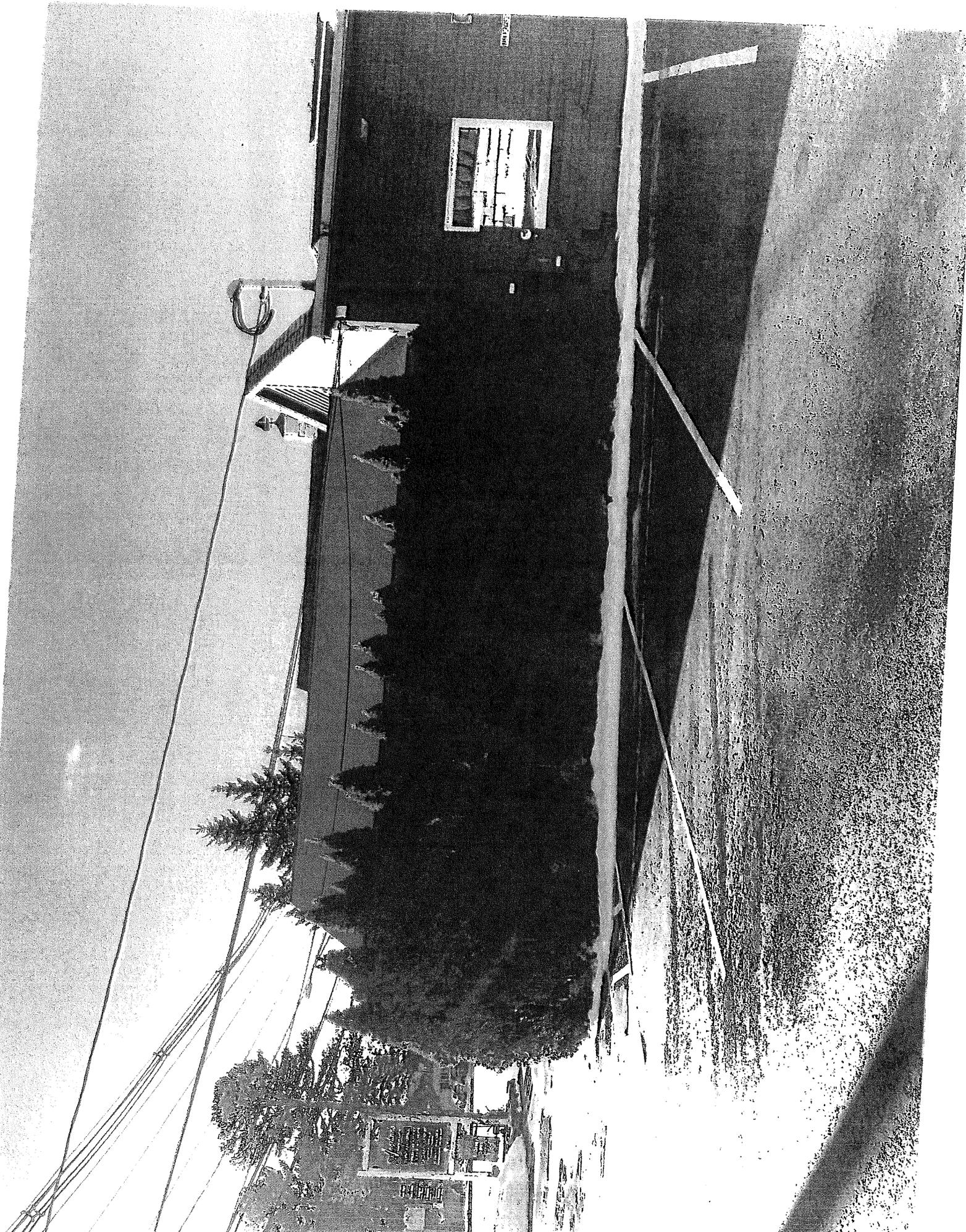
10-3-2019

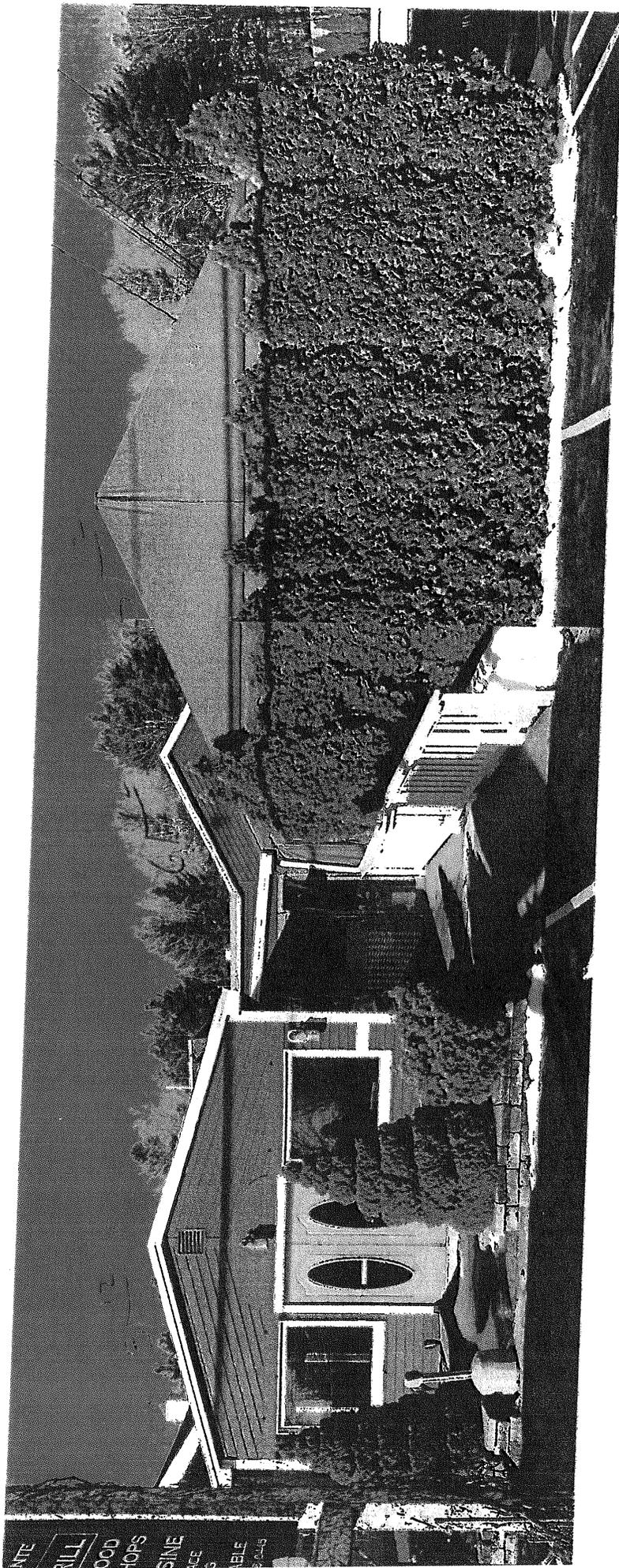
Representation Authorization Form

I, DAW P SIMONSON do hereby give permission to Coastal General Construction, Inc. located at 716 Main Street Ogunquit, ME 03907, to represent my interests in applying for and obtaining a Building Permit from the City/Town of Ogunquit.

 Date 8-15-19
Owner

Date _____
Owner







Andersen Windows - Abbreviated Quote Report

Project Name: COASTAL GENERAL ANGELINA



Quote #: 1232

Print Date: 08/07/2019

Dealer:

Quote Date: 08/07/2019

iQ Version: 19.1

Customer: COASTAL GENERAL

Billing Address:
Phone:
Contact:

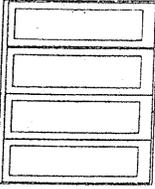
Sales Rep: Administrator - DO NOT REMOVE
Created By:

Fax:

Trade ID: 110639

Promotion Code:

Item	Qty	Item Size (Operation)	Location
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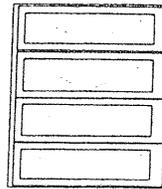


0002 1 AFOTD 8' 11 1/4" x 6' 7 1/2" (4R)

RO Size = 9' 0" W x 6' 8 1/4" H Unit Size = 8' 11 1/4" W x 6' 7 1/2" H
Andersen Architectural
Frame, 6 9/16" Frame Depth, Gray Sill, 4 Panel, 4R Handing, White/Pine, White - Factory Painted, (Includes Matte Black Hinges, Matte Black Flush Shoot Bolts)

Right Operating Panel, Traditional, 4 11/16" Stile Width, 8" Bottom Rail Height, 4R Handing, White/Pine, White - Factory Painted, High Performance Low-E4 Tempered

Viewed from Exterior



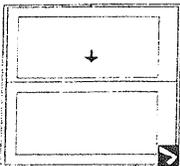
0001 1 AFOTD 8' 11 1/4" x 6' 7 1/2" (4L)

RO Size = 9' 0" W x 6' 8 1/4" H Unit Size = 8' 11 1/4" W x 6' 7 1/2" H
Andersen Architectural
Frame, 6 9/16" Frame Depth, Gray Sill, 4 Panel, 4L Handing, White/Pine, White - Factory Painted, (Includes Matte Black Hinges, Matte Black Flush Shoot Bolts)

Left Operating Panel, Traditional, 4 11/16" Stile Width, 8" Bottom Rail Height, 4L Handing, White/Pine, White - Factory Painted, High Performance Low-E4 Tempered

Viewed from Exterior

Item Qty Item Size (Operation) Location



0003 1 FWG6068 (SR)

RO Size = 6' 0" W x 6' 8" H Unit Size = 5' 11 1/4" W x 6' 7 1/2" H

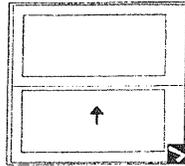
400 Series

Unit, Assembled, SR Handing, White/Clear Pine, High Performance Low-E4 Tempered Glass
Gliding Insect Screen, White
Hardware Trim Set, GD, 2 Panel, Tribeca - White
Lock, GD, RH, Exterior Keyed, Tribeca - White, with Cylinders Keyed Alike

Zone: Northern

U-Factor: 0.30, SHGC: 0.26, ENERGY STAR® Certified: Yes

Viewed from Exterior



0004 1 FWG6068 (LS)

RO Size = 6' 0" W x 6' 8" H Unit Size = 5' 11 1/4" W x 6' 7 1/2" H

400 Series

Unit, Assembled, LS Handing, White/PI White, High Performance Low-E4 Tempered Glass
Gliding Insect Screen, White
Hardware Trim Set, GD, 2 Panel, Tribeca - White
Lock, GD, LH, Exterior Keyed, Tribeca - White, with Cylinders Keyed Alike

Zone: Northern

U-Factor: 0.30, SHGC: 0.26, ENERGY STAR® Certified: Yes

Viewed from Exterior

**OGUNQUIT HISTORIC PRESERVATION COMMISSION
MEETING MINUTES SEPTEMBER 25, 2019
11:00 AM
THE DUNAWAY CENTER**

MEMBERS PRESENT:

Helen Horn
Marcia Williams
Marsha Northrop
Elaine Cooper - Alternate
Sumner Nystedt - Chairman

ACCEPTANCE IF THE 9-11-2019 MINUTES:

It was noted by Marsha Northrop that the Minutes of the 9/11 Meeting appear as it happened, making a motion to accept. This was seconded by Marcia Williams. Unanimously accepted.

PUBLIC INPUT: None

NEW BUSINESS:

An Application for Design Review was presented by Jerry DeHart / Coastal General Construction on behalf of David Giarusso / Angelina's Restaurant, a pre1930's structure, located at 655 Main Street, Tax Map 013, Block 049, Zoning District GB2.
The proposal calls for:

- permanently enclosing an existing three season area (20.75 ft x 27ft x 15.9 ft), located at the front of the building.
- Siding the exterior walls in a 1/2 inch sheathing, with 1/2" x 4' x 8' PVC sheets, accented by 1" x 2" battens.
- The paint color to be Mohave Brown to match the existing building.
- Sliding and screened patio doors on the two sides of the addition.
- A folding exterior door system for the front of the new structure.
- The existing plantings in the front are to remain, shielding an exterior paver patio extending across the front of the enclosed area, covered by an awning, and seasonally removable sheet plastic walls.
- New roofing system over the entryway, and converted area, matching the rest of the building.

A motion to accept the submissions as presented, and granting a CERTIFICATE OF APPROPRIATENESS was made by Sumner Nystedt. Seconded by Helen Horn. Unanimously agreed.

