



Consulting
Engineers
and Scientists

October 3, 2019

Project 181.06080

Mr. Scott Heyland
Code Enforcement Officer
Town of Ogunquit
23 School Street
PO Box 875
Ogunquit, Maine 03907

RE: Site Plan Review Application
Ogunquit Bath House
Beach Street
Ogunquit, Maine

Dear Scott:

Ransom Consulting, Inc. (Ransom), on behalf of our client, the Town of Ogunquit, is submitting the enclosed revised application package in accordance with the Town's submission requirements. We have enclosed fifteen (15) complete application packets with one (1) full size (24 x 36) plan set and fourteen (14) half size (11 x 17) plans.

We look forward to discussing the project with you and the planning board.

Please do not hesitate to call me at 772-2891 with any questions or concerns.

Sincerely,

RANSOM CONSULTING, INC

A handwritten signature in blue ink that reads "Stephen J. Bradstreet".

Stephen J. Bradstreet, P. E
Principal/Senior Project Manager

400 Commercial Street, Suite 404, Portland, Maine 04101, Tel (207) 772-2891, Fax (207) 772-3248
Pease International Tradeport, 112 Corporate Drive, Portsmouth, New Hampshire 03801, Tel (603) 436-1490
12 Kent Way, Suite 100, Byfield, Massachusetts 01922-1221, Tel (978) 465-1822
60 Valley Street, Building F, Suite 106, Providence, Rhode Island 02909, Tel (401) 433-2160
2127 Hamilton Avenue, Hamilton, New Jersey 08619, Tel (609) 584-0090

www.ransomenv.com

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Application Form

PLANNING BOARD APPLICATION FILING & SCHEDULING PROCEDURE

1. The Applicant meets with the Code Enforcement Officer to determine exactly what will be required: Design Review, Site Plan Review, or both; and to review what material will be required for Planning Board review. The earlier in the process this meeting takes place the more quickly, and smoothly, the application process can proceed.

INITIAL MEETING WITH CEO – DATE: _____

2. After the initial meeting with the Code Enforcement Officer, and receiving the appropriate Planning Board Application forms, the Applicant will prepare a single complete Application Packet; and come back for a 2nd meeting with the Code Enforcement Officer and/or Planning Board Chairman where he/they will review the material for application completeness. A complete application packet requires the Code Enforcement Officer's signature on one (both) Submission Checklists.

2ND MEETING WITH CEO – DATE: _____

3. **Once the Applicant has received the Code Enforcement Officer's signature on the submission checklist(s); the Applicant will make fifteen (15) collated copies of the entire packet and submit them to the Land Use Office. The fifteen copies should be collated, and secured with paperclips and/or butterfly clips, or rubber band. PLEASE DO NOT USE STAPLES.**

15 APPLICATION PACKETS SUBMITTED - DATE: _____

4. **Only after all of the above has been completed, and the Code Enforcement Officer has confirmed that the Applicant has submitted fifteen (15) complete application packets and paid the required fees will the Applicant be informed of the Planning Board Meeting Date.**

Be advised that:

If the applicant wishes to change, add, or remove material from already submitted application packets, the packets will be returned to the applicant who will make the changes and return the packets to the Land Use Office.

Application packets are distributed to the Board Members one week prior to the meeting. Any additional documentation which the applicant wishes to submit after

the packets have been given to the Board members should be brought to the meeting and, with the permission of the Board Chair, will be distributed to the members at that time. The Land Use Office will not accept any additional material after the applications have been given to the Board members.

Material submitted after the deadline, or at the meeting, may lengthen the process and delay any decision in your application. Determination of completeness or approval may be tabled to the next regularly scheduled meeting.

Any Approval will be conditioned on statements and written materials submitted to the Planning Board during the course of deliberations.

CONTACTS:

Scott Heyland, Ogunquit Code Enforcement Officer

Tel. 207 646-9326

e-mail: ceoogt@townofogunquit.org

Land Use Office Administrative Assistant

Maryann Stacy

Tel. 204 646-9326

e-mail: mstacy@townofogunquit.org

Ogunquit Fire Chief

Tel. 207 646-5112

e-mail: firechief@townofogunquit.org

Ogunquit Historic Preservation Commission

Sumner Nystedt

e-mail: sumnercovehouse@gmail.com

TOWN OF OGUNQUIT PLANNING BOARD
DESIGN REVIEW and SITE PLAN REVIEW APPLICATION

PLEASE PRINT CLEARLY

MEETING DATE w/ CEO _____
INITIAL PB HEARING DATE: _____

DATE REC'D: _____
FEE PAID (\$500 each): Yes No
TAX MAP: 007 BLOCK: 132
ZONING DISTRICT SG1

- DESIGN REVIEW APPLICATION** - Applicants applying for Design Review should familiarize themselves with Article 11 of the Town's Zoning Ordinance.
- SITE PLAN REVIEW APPLICATION** - Applicants applying for Site Plan Review should familiarize themselves with Article 6 of the Town's Zoning Ordinance.

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

NAME TOWN OF OGUNQUIT
MAILING ADDRESS PO BOX 875, SCHOOL STREET, OGUNQUIT, ME 03907-0875
Telephone 207-646-9329 e-mail address CEOOGT@TOWNOFOGUNQUIT.COM

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

NAME RANSOM CONSULTING/ ATTN STEPHEN BRADSTREET, PE
MAILING ADDRESS 400 COMMERCIAL STREET, SUITE 400, PORTLAND, ME 04101
Telephone 207-772-2891 e-mail address STEPHEN.BRADSTREET@RANSOMENV.COM

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

REPRESENTATIVE (if applicable) _____

NAME _____
MAILING ADDRESS _____
Telephone _____ e-mail address _____

PROPERTY ADDRESS: 124 BEACH STREET, OGUNQUIT, ME 03907

Year Built 2006 (All Pre 1931 structures require review by the Historic Preservation Commission).

Source of date: VISION Card TRIO Card Other _____

NAME OF BUSINESS (Current & Proposed) TOWN OF OGUNQUIT BATH HOUSE
(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:

THE PROJECT INCLUDES EXPANDING AND RENOVATING THE EXISTING BATH HOUSE.
THE EXPANSION WILL REQUIRE RECONFIGURATION OF PARKING AND DRIVE AISLES.

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: 12/1/19

Does this development require extension/provision of, or connection to, public infrastructure?
 roads storm drainage other MAINTAINS EXISTING CONNECTIONS
 sidewalks water lines
 sewer lines 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.

10/2/19 
DATE 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:

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.

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

Application Approval is conditioned on all statements and written materials submitted to the Planning Board during the course of deliberations.

SITE PLAN REVIEW SUBMISSIONS CHECKLIST

Applicant Name RANSOM CONSULTING/ATTN STEPHEN BRADSTREET

Date 10/2/19

Map / Lot / Zone 007/132/SG1

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.

		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.
SITE PLAN REVIEW REQUIRED SUBMITTALS					
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.	X			
6.6.C.3.B	Title Block & Legend	X			
6.6.C.3.C	Assessor's Map and Lot numbers for subject & adjoining properties	X			
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	X			
6.6.C.3.E	Standard boundary survey of the parcel	X			
6.6.C.3.F	Existing & Proposed: Building Footprints, Parking lots, Drives, Walkways, Roads, Landscaping, Grading/Clearing, Undisturbed Areas	X			
6.6.C.3.G	Existing & Proposed: Utilities, Sewers, Water Mains, Culverts, Stormwater Mgmt, On-site or Adjacent	X			
6.6.C.3.H	Existing & Proposed: Two-foot Contours	X			
6.6.C.3.I	Location of all wetlands, rivers, streams, brooks and other water bodies, natural features, on-site or adjacent	X			
6.6.C.3.J	High intensity soil survey (for undeveloped, vacant sites w/o water & sewer)	N/A			
6.6.C.3.K	Zoning district in which the project is located and the location of any zoning boundaries	X			
6.6.C.3.L	The boundaries of any flood hazard areas and the 100-year flood elevation	X			
6.6.C.3.M	A copy of any proposed deed restrictions intended to cover all or part of subject property	N/A			
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	N/A			
6.6.C.3.N.ii	<i>Outside Sewer Service Area</i> - Septic System Design by LSE or PE	N/A			

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	<i>Water Service Area</i> - A written statement from the servicing water district indicating review and approval of water system design	N/A			
6.6.C.3.O.iii	<i>Outside Water Service Area</i> - Evidence of adequate supply from well driller or hydrogeologist	N/A			
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	X			
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.	N/A			
6.6.C.3.R	Location of any open space to be preserved and a description of proposed ownership, improvement and management	N/A			
6.6.C.3.S	Hydrogeologic assessment prepared by a Certified Geologist or Registered Professional Engineer <i>outside of public water & sewer areas</i>	N/A			
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	N/A			
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>)	N/A			
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	X			
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	N/A			
6.6.C.3.X	Parking, Driveway, Street Plans	X			
6.6.C.3.Y	Stormwater Management Plan	N/A			
6.6.C.3.Z	Erosion & Sedimentation Control Plan	X			
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	N/A			
6.6.C.3.BB	Parcels of land proposed to be dedicated to public use and the conditions of such dedication	N/A			
6.6.C.3.CC	Location/Method of Land Clearing & Construction Debris disposal	X			
6.6.C.3.DD	Cost Estimates for Setting Performance Guarantees, pursuant to sec. 4.8	X			
6.6.C.3.EE	State or Federal Permits: DEP Site Law, DEP NRPA, DHHS, Army Corps, DOT	PENDING			

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!

Code Enforcement Officer

Date

EXHIBIT #1

Property Record Card

124 BEACH ST

Location 124 BEACH ST

Mblu 007/ 132/ / /

Acct# 3887

Owner OGUNQUIT, TOWN OF

Assessment \$2,264,000

Appraisal \$2,264,000

PID 2769

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2017	\$275,200	\$1,988,800	\$2,264,000

Assessment			
Valuation Year	Improvements	Land	Total
2017	\$275,200	\$1,988,800	\$2,264,000

Owner of Record

Owner OGUNQUIT, TOWN OF

Sale Price \$0

Co-Owner

Certificate

Address PO BOX 875

Book & Page 0524/01-5

SCHOOL STREET

Sale Date 04/07/1925

OGUNQUIT, ME 03907-0875

Ownership History

Ownership History				
Owner	Sale Price	Certificate	Book & Page	Sale Date
OGUNQUIT, TOWN OF	\$0		0524/01-5	04/07/1925

Building Information

Building 1 : Section 1

Year Built: 2006
Living Area: 1,638
Replacement Cost: \$182,650
Building Percent 90
Good:
Replacement Cost
Less Depreciation: \$164,400

Building Photo

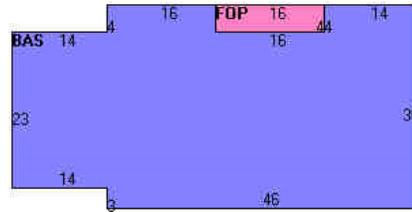
Building Attributes	
Field	Description
STYLE	Other Municip
MODEL	Commercial

Grade	Average
Stories:	1
Occupancy	1.00
Exterior Wall 1	Clapboard
Exterior Wall 2	
Roof Structure	Gable/Hip
Roof Cover	Asph/F GlS/Cmp
Interior Wall 1	Minim/Masonry
Interior Wall 2	
Interior Floor 1	Concr-Finished
Interior Floor 2	
Heating Fuel	Electric
Heating Type	Electr Basebrd
AC Type	None
Struct Class	
Bldg Use	TOWN MDL-94
Total Rooms	
Total Bedrms	
Total Baths	
Usrflid 218	
Usrflid 219	
1st Floor Use:	
Heat/AC	NONE
Frame Type	WOOD FRAME
Baths/Plumbing	AVERAGE
Ceiling/Wall	SUS-CEIL & WL
Rooms/Prtns	AVERAGE
Wall Height	8.00
% Comn Wall	



(http://images.vgsi.com/photos/OgunquitMEPhotos//\00\00\66

Building Layout



(http://images.vgsi.com/photos/OgunquitMEPhotos//Sketches/

Building Sub-Areas (sq ft)		Legend	
Code	Description	Gross Area	Living Area
BAS	First Floor	1,638	1,638
FOP	Porch, Open, Finished	64	0
		1,702	1,638

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use

Use Code	903C
Description	TOWN MDL-94
Zone	SGD-1
Neighborhood	80
Alt Land Appr Category	No

Land Line Valuation

Size (Acres)	3.9
Frontage	
Depth	
Assessed Value	\$1,988,800
Appraised Value	\$1,988,800

Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
PAV1	PAVING-ASPHALT			110000.00 S.F.	\$110,000	1
SHD2	W/LIGHTS ETC			60.00 S.F.	\$800	1

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2018	\$275,200	\$1,988,800	\$2,264,000
2017	\$275,200	\$1,988,800	\$2,264,000
2016	\$121,300	\$1,988,800	\$2,110,100

Assessment			
Valuation Year	Improvements	Land	Total
2018	\$275,200	\$1,988,800	\$2,264,000
2017	\$275,200	\$1,988,800	\$2,264,000
2016	\$121,300	\$1,988,800	\$2,110,100

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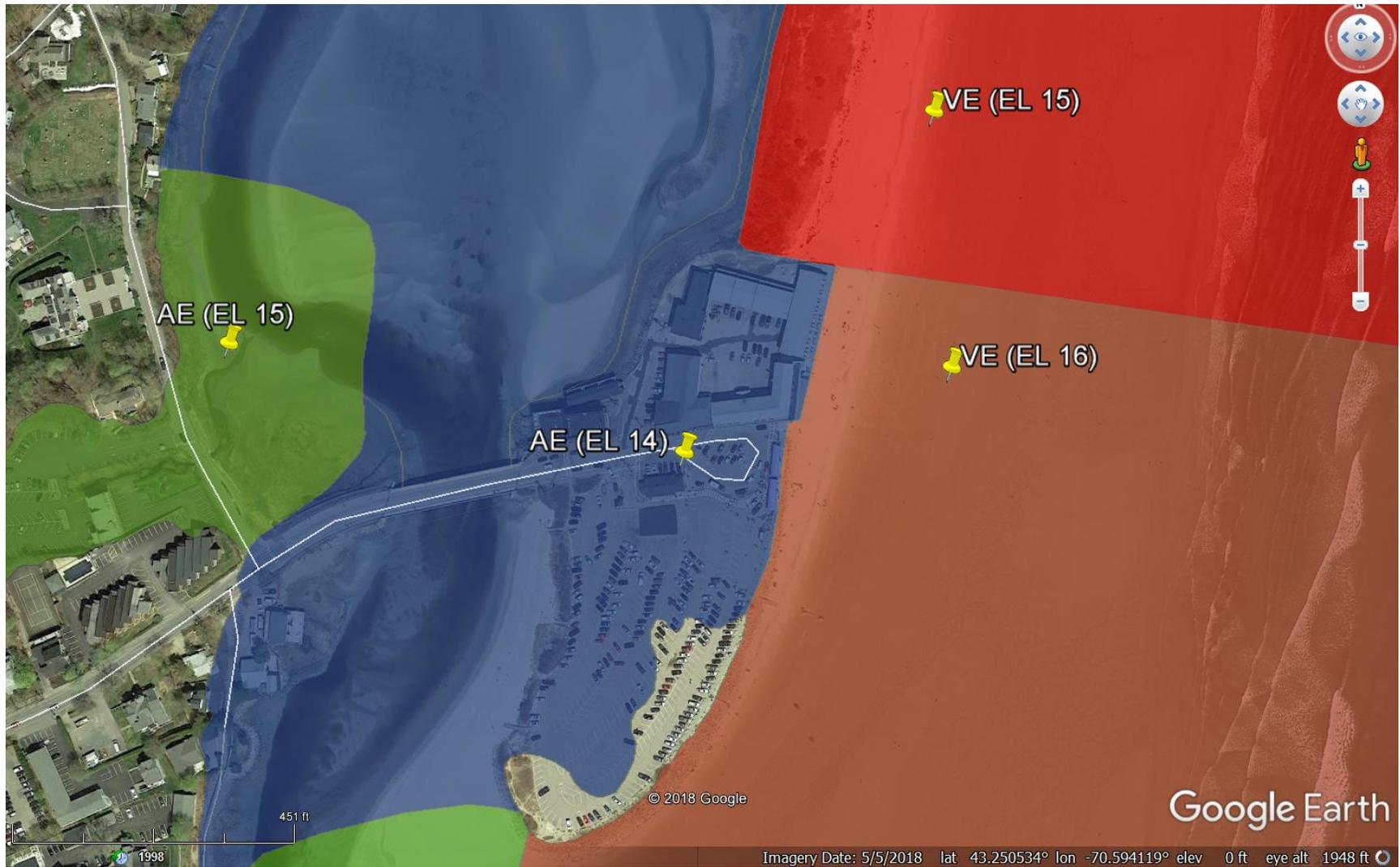
EXHIBIT #2

FEMA Floodplain Exhibits



1992 Effective Special Flood Hazard Area. Elevations are NGVD29. Subtract 0.745 feet to get NAVD88.

Note: Zone location derived from 2003 "Q3" data. V2 zone shows as EL 13, EL 12, and EL 11 on the 1992 effective FIRM, but Q3 data shows a continuous zone and does not give BFE.



2017 Preliminary Special Flood Hazard Area. Elevations are NAVD88

EXHIBIT # 3

Cost Estimate

Ransom Consulting, Inc
 Opinion of Probable Construction Cost
 Date: October 2, 2019
 Project No: 181.06080
 By: Amber Ferland, PE
 Checked by: Stephen Bradstreet, PE

Town of Ogunquit Bath House

Base Bid

<u>Pay Item</u>	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Unit Price</u>	<u>Cost</u>
203.20	Common Excavation	400	CY	\$25	\$10,000.00
203.24	Common Borrow	250	CY	\$25	\$6,250.00
304.08	Crushed Aggregate Base, Type A, (MDOT 703.06)	25	CY	\$40	\$1,000.00
304.10	Gravel Subbase, Type D, (MDOT 703.06)	115	CY	\$35	\$4,025.00
403.207	19mm HMA (MDOT 703.09)	24	T	\$130	\$3,120.00
403.209	9.5mm HMA incidentals (MDOT 703.09)	17	T	\$180	\$3,060.00
403.210	9.5mm HMA (MDOT 703.09)	17	T	\$150	\$2,550.00
409.15	Bituminous Tack Coat	30	G	\$15	\$450.00
605.09	6" Underdrain Type B	127	LF	\$120	\$15,240.00
608.26	Curb Ramp Detectable Warning Field	70	SF	\$50	\$3,500.00
609.11	Vertical Curb Type 1	65	LF	\$20	\$1,300.00
627.71	Striping 4" White Line	1,500	LF	\$1	\$1,500.00
627.9011	Painted Directional Arrows & Symbols	13	EA	\$250	\$3,250.00
652.25	Maintenance of Traffic	1	LS	\$30,000	\$30,000.00
659.1	Mobilization and Erosion control	1	LS	\$75,000	\$75,000.00
841.47	Steel Bollard	3	EA	\$250	\$750.00
Subtotal					\$160,995.00

EXHIBIT # 4

Inland Fisheries & Wildlife Habitat Map



Legend

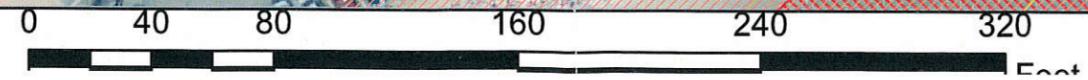
- ▲ Permit By Rule Locations
- Land_Licensing_Locations_ATS
- Land_Licensing_Lines_ATS

Roads

JURISDICTN

- Town Road
- Town Road - Summer
- Town Road - Winter
- State-aided Highway
- State Highway
- Toll Highway
- Private Road
- Reservation Road
- Seasonal Parkway
- Organized Towns
- Cemetery
- Easement
- Island
- Lease
- Lot
- Other
- Tax Parcels (DEP-Partial Towns)
- Towns_Maine_polys
- Shorebird Feeding Area
- Shorebird Roosting Area
- Tidal_Waterfowl_Wader_Habitat
- Seabird_Nesting_Islands
- Roseate_Tern_EH
- Piping_Plover_Least_Tern_EH

GeoLibrary_6in_2012



NAIP 2007