

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

PLEASE PRINT CLEARLY

DATE REC'D: 2-10-20
FEE PAID (\$1000): Yes No
TAX MAP: 5 BLOCK: 10-1
ZONING DISTRICT L30

MEETING DATE w/ CEO 2-7-20
INITIAL PB HEARING DATE: 2-24-20

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

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

NAME Katlyn Mitsch
MAILING ADDRESS P.O. Box 2312 Ogunquit, ME 03907-2312
Telephone 412-913-9711 e-mail address Katlyn.Mitsch@gmail.com

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

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

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: 239 Shore Road Ogunquit, ME 03907

Year Built 1950 (All Pre 1931 structures require review by the Historic Preservation Commission).

Source of date: VISION Card TRIO Card Other _____

NAME OF BUSINESS (Current & Proposed) None currently; proposed - Coastal Wine - Ogunquit
(If property is used commercially, please give name of business.)

BRIEF DESCRIPTION OF PROJECT: Requesting change of property use from retail to restaurant type of classification. Please see supporting narrative to accompany application for business proposal and waivers requested.

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: 4622 sq. ft.

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: As soon as possible, Spring 2020

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

- roads
- storm drainage
- other N/A
- sidewalks
- water lines
- sewer lines
- fire hydrants

Identify method of water supply to the proposed development:

individual wells connection to public water system N/A

Identify method of sewage disposal to the proposed development: N/A

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.

2-7-20
DATE

Kathryn Litten
APPLICANT'S / OWNER'S SIGNATURE

ELECTRONIC COPIES OF ALL APPLICATION MATERIAL MUST BE E-MAILED TO THE OGUNQUIT LAND USE OFFICE NO LATER THAN ONE WEEK PRIOR TO MEETING DATE.

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

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

TO BE COMPLETED BY TOWN STAFF

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

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

SITE PLAN REVIEW SUBMISSIONS CHECKLIST

Applicant Name Katlyn Mitsch Date 2-4-20
 Map / Lot / Zone 0 5-10-1 LBA

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			✓	

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			✓	

ALSO: ELECTRONIC COPIES OF ALL APPLICATION MATERIAL MUST BE E-MAILED TO THE OGUNQUIT LAND USE OFFICE NO LATER THAN ONE WEEK PRIOR TO MEETING DATE.

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!

DESIGN REVIEW SUBMISSIONS CHECKLIST

Applicant Name Katlyn Mitsch Date 2-4-20
 Map / Lot / Zone 0 5-10-1 LBA

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.

		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
DESIGN REVIEW REQUIRED SUBMITTAL					
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			✓	
11.6.A.5 a & b	Visual impact assessment (Only applicable to projects over \$2,000,000.)			✓	

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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.

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Code Enforcement Officer

Date: 2-4-2020

Date Received: _____
Receiver Initials: _____

PLANNING BOARD WAIVER OF SUBMISSION REQUIREMENT REQUEST FORM Town of Ogunquit, Maine

If there is more than one waiver requested, each waiver request shall be made using a separate form. Each Waiver Request shall be submitted in writing, by the applicant, and shall be included with the initial 15 application packets. The request shall fully state the reasons, circumstances, and other information which the Applicant believes supports the waiver request. Additionally, each waiver that is granted by the Planning Board shall be listed on the Final Approved Survey or Site Plan *(It is the Applicant's responsibility to provide a Final Survey or Site Plan within seven days of the Board's closing of the application review.)*

Applicant/Project Name: Katlyn Mitsch / 239 Shore Road
Site Location (Street Address): 239 Shore Road Ogunquit, ME 03907
Map # 5 Block # 10 Lot # 1 Zone: LBO
Project Description: Requesting change of property use from retail to restaurant type of classification.
(If you need additional space please attach a separate sheet of paper)

Property Owner (according to current VISION Tax Card): Katlyn Mitsch
Address of Owner(s): 239 Shore Road Ogunquit, ME 03907
Phone #: 2102-913-9711 Email: Katlyn.mitsch@gmail.com
Land Surveyor: Anderson Livingston Engineers, Inc.
Phone #: 007-363-4414 Email: _____
Engineer: William Henry Anderson
Phone #: 007-363-4414 Email: _____

I, Katlyn Mitsch seek the following described waiver: *(Be specific and reference relevant sections of Ogunquit Zoning Ordinances. Attached additional pages if necessary)* C.C.C.3.T - Estimate of the amount of traffic generated with customers being drawn by foot traffic (and no onsite customer parking requested), I do not anticipate there will be an increase in the normal flow of vehicular traffic in anyway.

Signature of Owner/Applicant

Kate Mitsch

2-7-20
Date of Submittal

Date Received: _____

Receiver Initials: _____

PLANNING BOARD WAIVER OF SUBMISSION REQUIREMENT REQUEST FORM Town of Ogunquit, Maine

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Project Description: Requesting change of property use from retail to restaurant type of classification.

(If you need additional space please attach a separate sheet of paper)

Property Owner (according to current VISION Tax Card): Kathryn Mitsch

Address of Owner(s): 239 Shore Road Ogunquit, ME 03907

Phone #: 412-913-9711 Email: Kathryn.mitsch@gmail.com

Land Surveyor: Anderson Livingston Engineers, Inc.

Phone #: 207-363-4414 Email: _____

Engineer: William Henry Anderson

Phone #: 207-363-4414 Email: _____

I, Kathryn Mitsch seek the following described waiver: *(Be specific and reference relevant sections of Ogunquit Zoning Ordinances. Attached additional pages if necessary)* C.C.C. 3. U - Traffic Impact Analysis

With customers being driven by foot traffic (and no on-site customer parking requested), I do not anticipate there will be an increase in the normal flow of vehicular traffic in any way.

Signature of Owner/Applicant

Kate Mitsch

2-7-20
Date of Submittal

Date: February 10, 2020

To: Scott Heyland (Ogunquit Code Officer) and Planning Board Members

From: Kate Mitsch (Owner of 239 Shore Road)

Subject: Site Plan Review & Design Review – 239 Shore Road

Supporting Narrative to Accompany Application

Scott and Planning Board Members,

Background Summary

I am submitting this application to request a change of use of the commercial portion of my property, 239 Shore Road (downstairs of dwelling), from what it has historically been (retail) to a restaurant type 2 classification. I plan to leave the residential portion of my property as is (top floor of dwelling), and for my residential use.

My property, 239 Shore Road, is located in the limited business district (LBD), at map 5 block 10-1.

Vision for Business

Wine tasting room | small restaurant | wine retail shop | wine delivery

I truly love where we live here in Ogunquit – for the breathe-taking coastline, sensible caring people, and peaceful lifestyle. Over the past two years Ogunquit, and the people in this community, have become home to me. It's hard envision life before Maine, and hard to envision a future without Maine. And with that, I would like to make my own contribution to this community and to bring another passion of mine here. Over the years, I've enjoyed learning about our country's and other countries' cultures through travel, food, and wine. I am someone who loves to continue learning. And I want to bring that continued exploration of a passion here to share with others.

I've had a vision for a wine related business for some time. However, my vision for this particular space and layout came to mind after a trip to the west coast this past September. As I returned to Ogunquit I noticed 239 Shore Road was back on the market, and I began pursuing it straight away. My vision for 239 Shore Road is to bring the laid back, casual and inviting wine tasting rooms of Santa Barbara and the west coast to the east coast, and furthermore to our community and town of Ogunquit. I would like to create a space for gathering, exploring wine & food, and taking away wine (retail/delivery) for enjoyment where you are. In addition, I would like the space to be a reflection of Maine and our community, highlighting local businesses and featuring Maine food, beverages, art and more.

Proposal for business space,

The interior will be primary restaurant – wine/beer and accompanying food (350 sq. ft.), with a small portion of the space dedicated to wine retail (72 sq. ft.) as you come in.

The exterior will be outdoor seating for the restaurant – wine/beer and accompanying food (270 sq. ft., center front of property) as weather permits.

Plan to retain two parking spaces on the left and right hand side of the front of the property for the residential portion of the property. Plan to use the left hand side, front of property for my residential parking. Plan to use right hand side, front of property as the entryway for customers, and for my scooter parking for wine delivery as weather permits.

Business Name

Coastal Wine – Ogunquit, LLC

Proposed Primary Offerings

Wine tasting room

Wine & accompanying food

Wine retail shop

Wine delivery

**Note, beer will be available too*

Proposed Business Hours

Monday – Sunday, 11am-10pm

Most wine tasting rooms/restaurants of a similar nature are primary open daily 11am-7pm and 11am-9pm or 9:30pm during peak times such as weekends or seasonal highs. It is my intent to operate in a similar manner, and as so I am requesting to be open to 10pm to take into consideration peak times.

Example of Proposed Menu

Example of Beverages,

Wine flights – 4 3oz. pours of wine to taste, pre-set options (*changed seasonally*) or create your own

Wine – by the taste | glass | bottle

(Taste meaning 3oz. or 4th of glass pour, Glass meaning 6 oz. or half of glass pour, Bottle meaning full bottle of wine)

Beer – by the glass/bottle

Water | Sparkling Water

Espresso

Example of Accompanying Food,

Snacks

Crackers | pretzels | nuts
Crackers & jam
Pretzels & jam

Boards

Cheese boards
Cheese & jam boards
Cheese & charcuterie boards
Cheese, jam, & charcuterie boards
All boards will include accompanying crackers, fruit and nuts

Bread and Dips

Bread & dips
Pita & hummus
Pita, hummus, & vegetables

Variety of Flatbreads

Dessert

Will continue to build out accompanying food. And will ensure type of food meets state requirements.

Proposed Seating Capacity

Proposed seating capacity is not to exceed 40 seats. Will await final seating capacity from Fire Chief/Code Inspector.

Interior restaurant – 350 sq. ft.

Exterior restaurant – 270 sq. ft.

Retail area – 72 sq. ft.

Waivers Requested – Parking Waiver / Reduction in the Amount of Parking

Per section 8.10D of the town's zoning ordinance the planning board has the right to reduce the amount of parking required. As so, I would like to request the planning board waive all customer parking for 239 Shore Road with the following rationale/considerations in mind; customers will be driven by foot traffic, consideration for customer/pedestrian safety, nearby trolley stop, walking distance to Perkins Cove, walking distance to downtown (General Business District), walking distance to Marginal Way, walking distance to beach, and within walking distance to hotels/homes in town.

Encourage customers to visit via foot traffic, and encourage customers to take advantage of wine retail delivery (as relevant).

If customer parking where available, it would be a difficult intersection to pull out of. Additionally, backing-up cars could be a hazard to pedestrian foot traffic and impede the flow of street traffic.

Trolley stop is within 50 ft.

Perkins Cove is less than a mile.

Downtown (General Business District) is less than a half mile.

Waivers Requested – Traffic Analysis Waiver

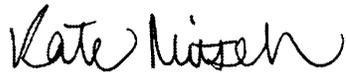
Following the narrative above (request for parking waiver), in addition I request the planning board waive items 6.6.C.3.T & 6.6.C.3.U regarding estimate of traffic generated and traffic impact analysis.

With customers being driven by foot traffic (and no on-site customer parking requested), I do not anticipate there will be an increase the normal flow of vehicular traffic in any way.

Closing

I request you please consider my application and business proposal. And I look forward to working with you to continue to enhance our community, offerings and the place we call home.

Regards,

A handwritten signature in black ink that reads "Kate Mitsch". The signature is written in a cursive, flowing style.

Kate Mitsch

Return to:
Katlyn Mitsch
PO Box 2312
Ogunquit Maine 03907



DLN:1002040084055 **WARRANTY DEED**
Maine Statutory Short Form

NOW ALL BY THESE PRESENTS, that **239 SHORE ROAD, LLC**, a Maine Limited Liability Company, with its principal place of business in the Town of Ogunquit, County of York and State of Maine, for consideration paid, **GRANTS** to **Katlyn Mitsch** whose mailing address is 444 Main Street Unit 106, Ogunquit, County of York, Maine with **WARRANTY COVENANTS**, all of the Grantor's interest in real property known as 239 Shore Road in the Town of Ogunquit, County of York and State of Maine, described as follows:

SEE SCHEDULE A ATTACHED HERETO AND MADE A PART HEREOF.

Meaning and intending to convey the premise as described in a deed from Smugglers, LLC to 239 Shore Road, LLC dated December 19, 2014 and recorded in the York County Registry of Deeds in Book 16944, Page 762.

WITNESS my hand and seal this 6th day of January, 2020.

**SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF WITNESS**

Maine R E Transfer Tax Paid

Melanie Tromblee
Witness: Print Name

239 SHORE ROAD, LLC

By [Signature]
Its Member

[Signature]
M C Fiske

STATE OF MAINE York (Mr)
COUNTY OF CUMBERLAND, ss.

January 6, 2020

Then personally appeared the above named Jonathan Fiske in his capacity as member of **239 SHORE ROAD, LLC** and acknowledged the foregoing instrument to be his free act and deed in said capacity.



Before me,

Melanie Marie Tromblee
Notary Public/Attorney at Law
Print Name: _____
My Commission Expires: _____

Red Bartitle, LLC
104 Ave Ste 300
2p → Portsmouth NH 03801

SCHEDULE A

A certain tract or parcel of land located in Ogunquit, County of York, and State of Maine, on the easterly side of Shore Road, being Parcel B as shown on a plan entitled "Division of Lane for John F. & Norma F. Miller, Shore Road, Ogunquit, Maine", dated January 1995, revised November, 1995, by Anderson Livingston Engineers, Inc., said plan being recorded in the York County Registry of Deeds at Plan Book 230, Page 7, the lot herein conveyed being more particularly bounded and described as follows:

Beginning on the easterly sideline of Shore Road at a granite bound located at the northwesterly corner of land now or formerly of Francis Belle Ehrig; thence running South $84^{\circ} 05' 16''$ East by land of said Ehrig a distance of eighty-eight and twenty-six hundredths (88.26) feet to an iron pin and land now or formerly of John F. Miller, Norma F. Miller, Ann Miller and John W. Miller; thence running North $04^{\circ} 11' 43''$ East by land of said Millers a distance of fifty-two and thirty-four hundredths (52.34) feet to a $\frac{3}{4}$ " iron pin; thence running North $85^{\circ} 44' 09''$ West, by land formerly of John F. and Norma F. Miller a distance of ninety-two and fifty-five hundredths (92.55) feet to an iron pin located on the easterly sideline of Shore Road; thence running South $01^{\circ} 30' 10''$ West by the easterly sideline of Shore Road a distance of nine and ninety hundredths (9.90) feet, to an iron pin; thence running South $01^{\circ} 20' 08''$ East by the easterly sideline of Shore Road a distance of forty and ten hundredths (40.10) feet to the point of beginning.

Containing 4,622 square feet and being "PARCEL B" as shown on said Plan.

SUBJECT TO Easement Deed from Edward J. Maney, Sole Trustee of the EJM Realty Trust to Cheryl Broderick- Allen dated October 3, 2005 and recorded in the York County Registry of Deeds in Book 14645, Page 87.

Trustees:
Thomas P. Oliver, President
Robert A. Emmons, Vice President
James E. Burrows
Frederick A. Lynk

Kennebunk, Kennebunkport and Wells Water District

Stephen P. Cox, Superintendent
Scott J. Minor, Assistant Superintendent
Wayne A. Brockway, Treasurer

P.O. Box 88, 92 Main Street
Kennebunk, Maine 04043

Phone 207-985-3385
Fax 207-985-3102
www.kkw.org

February 6, 2020

Katlyn Mitsch
239 Shore Road
Ogunquit ME 03907

Subject: 239 Shore Road Ogunquit map 5-10-1

Dear Ms. Mitsch:

This letter is to inform you that near the above location an adequate domestic water supply is available from the District's 12" water main along Shore Road. Water pressure in this area typically averages approximately 65 PSI. For fire suppression purposes approximately 1000 gallons per minute at 20 PSI residual pressure is available along Shore Road near this location. This figure is an estimate for planning purposes only. An actual field test should be performed by the owner's agent prior to designing any fire suppression system.

The owner may be assessed an appropriate share of the costs of system expansion which will include but may not be limited to a System Development Charge, based upon meter size and/or anticipated water consumption, as approved by the Maine Public Utilities Commission.

The Water District has not reviewed any plans for this project. The property is currently served by a 1" service line and 5/8" meter. If new units are added or upgraded service is needed to meet any additional demand that may result from this change of use, the owner will be allowed to request one pursuant to the District's rules and regulations in effect at that time.

Please call if you have any additional questions.

Sincerely,



Paul Cote
Assistant Distribution Manager



Office: 207.646.2028
Plant: 207.646.3271
Fax: 207.646.8783

Address: PO Box 934
Ogunquit, ME 03907
Email: info@ogunquitsewerdistrict.org
Web: www.ogunquitsewerdistrict.org

February 4, 2020

Katlyn Mitsch
PO Box 2312
Ogunquit, ME 03907

Re: 239 Shore Rd, Ogunquit Maine, MBLU: 5-10-1

Dear Kate:

The Ogunquit Sewer District has reviewed your request for sewer availability at 239 Shore Rd, Ogunquit Maine, MBLU 5-10-1. Based on our analysis, it has been determined that there is capacity available to handle the anticipated discharge from your proposed project for a change of use for the basement, from a small retail shop to a small restaurant with approximately 29 seats (indoor & outdoor). If you have a blueprint of the proposed restaurant, please email a copy for our records.

As we mentioned, a grease trap will be required, along with the appropriate impact fees that are based on the total number of seats and whether or not alcohol will be served (see attached rate sheet and application for sewer permit). Please return the signed application after you receive your building permit, at which time we will bill you for the appropriate impact fee.

Should you have any questions, please feel free to call me at 207-646-3271 or email me at phil@ogunquitsewerdistrict.org.

Sincerely,

Philip A. Pickering
Superintendent

PAP:dp

Cc: Scott Heyland, CEO

Ogunquit Sewer District

Sewer Impact Fee Schedule

Effective January 16, 2007

1. Application Fee: \$50 per permit application

~Plus

2. Connection Fee: (One time only assessment)

Residential: Single family structure \$2,500
Commercial: All other \$ 500 per fixture

~Plus

2. Impact Fee: \$8.00 per Gallon. New, remodels and additions.

(Based on gallon usage per Maine State Plumbing Code) *(money from impact fees is used to help defray the costs of future facility and system upgrades)*

Type of Establishment

Residential

One bedroom unit \$1,200
Two bedroom unit \$2,000
Three bedroom unit \$2,800
Four bedroom unit \$3,600
Additional bedrooms \$ 800 each

Transient Occupancy

Without kitchen (per room) \$1,000
With kitchen (per room) \$1,200

Restaurants (includes indoor & outdoor seating) ~PER SEAT

With kitchen and toilet waste only \$ 96
With kitchen, toilet and bar/lounge waste \$ 160
All others (including but not limited to): take-out, decks, etc. \$ 4 per square foot

Laundry self service (per machine) \$ 800

Retail and office space (per employee) \$ 120

Credits for Remodeling or Replacing Structure:

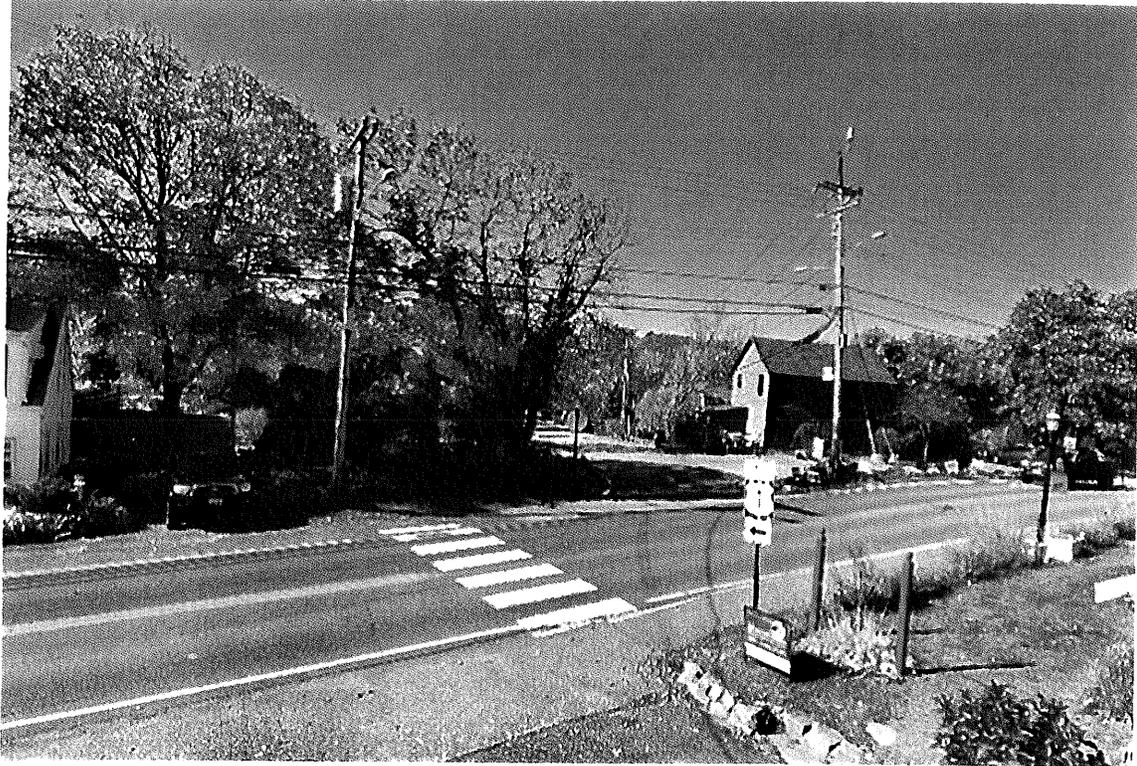
CREDITS MAY BE GIVEN FOR REMOVAL OF ROOMS, SEATS AND/OR BEDROOMS **WITH SEWER DISTRICT VERIFICATION PRIOR TO THE REMOVAL.** **New construction must begin within 1 year from the date of building permit.**

The Ogunquit Sewer District will use the State of Maine Subsurface Wastewater Disposal Flows as listed in the Maine State Plumbing Code, other relating manuals or a professional engineers' best estimate to approximate flow for structures not listed in this report. Any questions/requests regarding fees shall be submitted to the Trustees in writing for discussion at a regular Trustee meeting. All Trustee decisions are final.

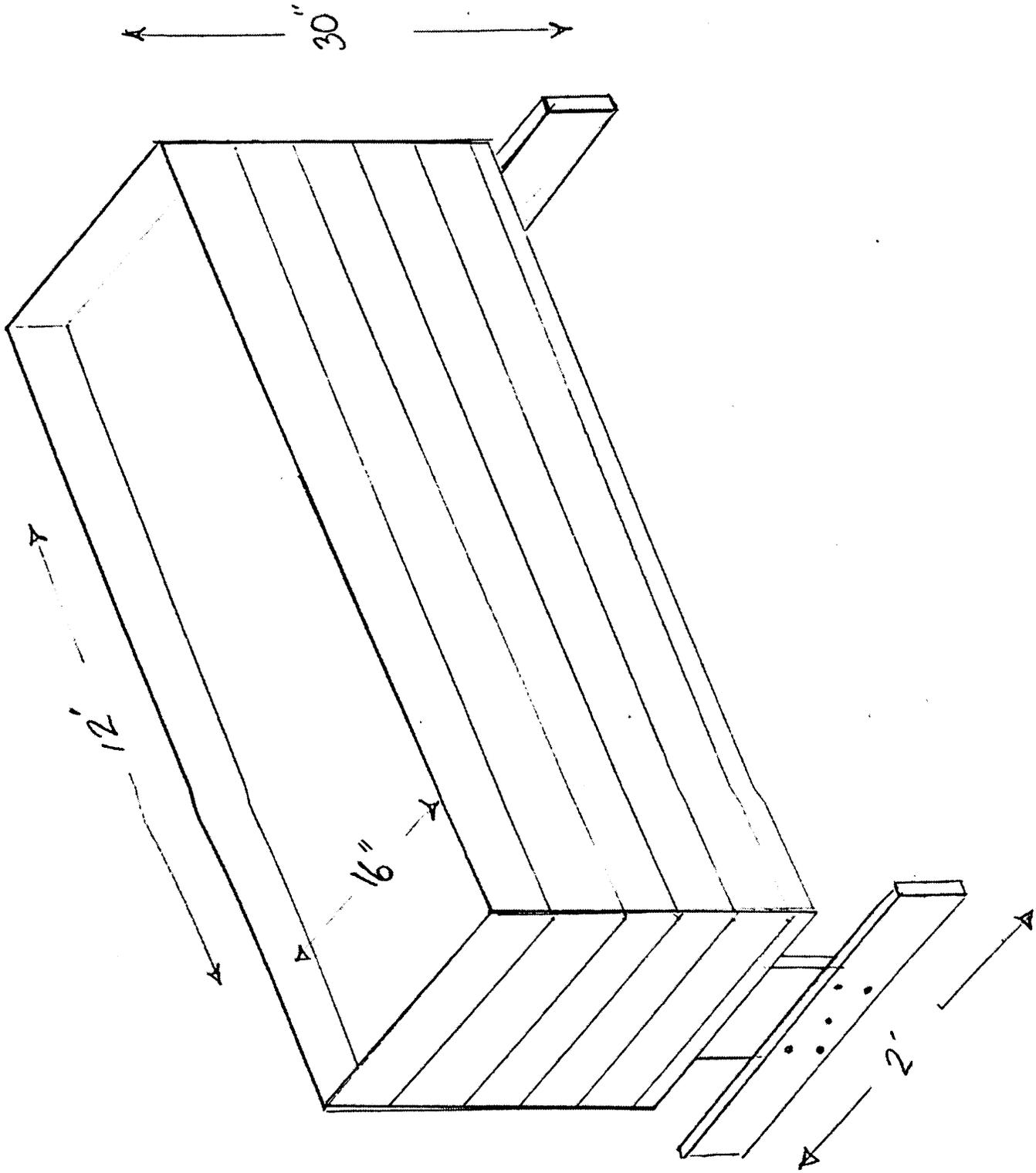
Building photos



Looking out to Shore Road / Bownne Lane



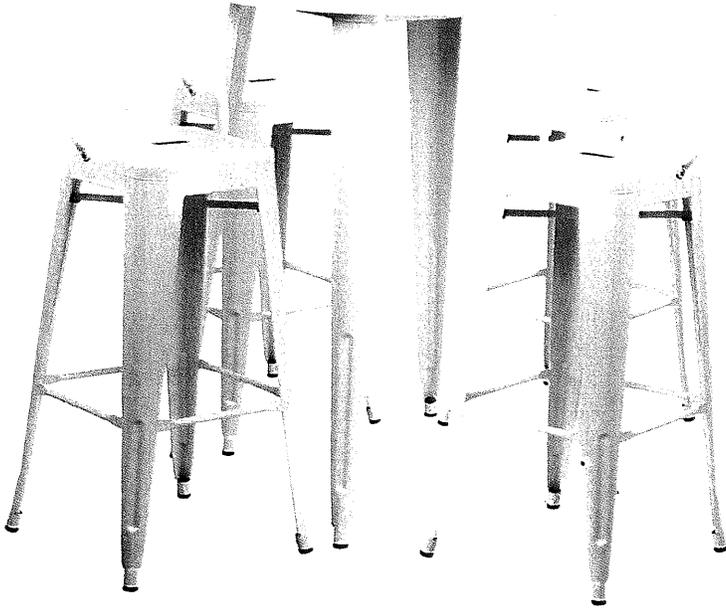
Proposed planster boxes design



Example Planter Box Photos



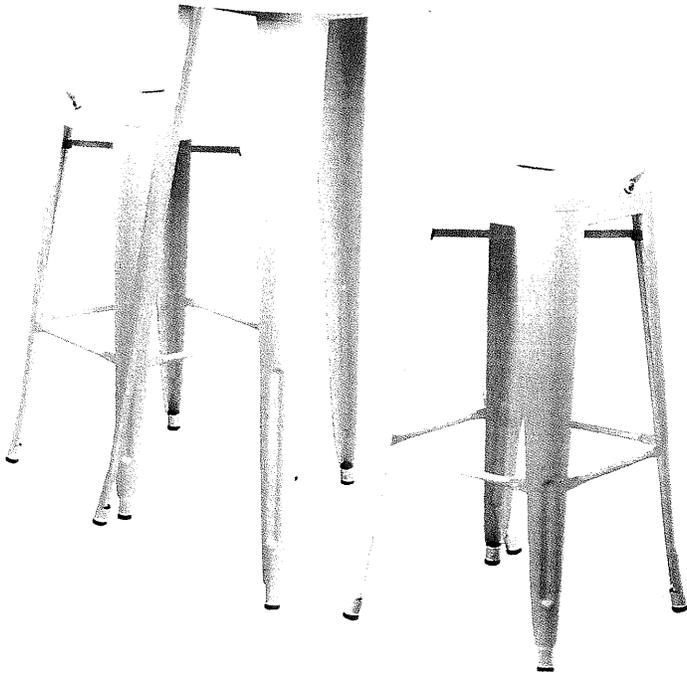
Example Tables/
Chairs Photos



24"

30"





24"

30"

