



Land Use Office
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Date: 8-19-2019
To: Planning Board
From: Scott Heyland/ CEO
Re: Submission Requirements deemed not applicable
Site Plan & Design Review- Mister T, LLC 387 Main St. Sotheby's Realty

I have reviewed the application for Mister T LLC dba Sotheby's Realty for Site Plan Review and find the following submission requirements to be not applicable.

6.6.C.3.I Location of all wetlands, rivers, streams, brooks and other water bodies, natural features, on-site or adjacent

Reason- Site is currently developed

6.6.C.3.J High intensity soil survey.

Reason- The property is currently developed.

6.6.C.3.M A copy of any proposed deed restrictions intended to cover all or part of subject property.

Reason- There are no proposed deed restrictions.

6.6.C.N.ii Outside sewer service area – Septic System Design by LSE or PE.

Reason- The property is served by public sewer.

6.6.C.3.O.iii Outside water service area – Evidence of adequate supply from well driller or hydrogeologist.

Reason- The property is served by public water.

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.

Reason- None is proposed within the site.

6.6.C.3.R Location of any open space to be preserved and a description of the proposed ownership, improvement and management.

Reason- None is proposed within the site.

6.6.C.3.S Hydrogeologic assessment prepared by a Certified Geologist or Registered Professional Engineer outside of public water and sewer areas.

Reason- The property is served by public water and sewer.

6.6.C.3.U A traffic impact analysis, prepared by a registered professional engineer with experience in traffic engineering.

Reason- The proposal does not require 10 or more parking spaces or project 50 or more trips per day.

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.

Reason- The property is fully developed.

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.
Reason- The project was reviewed by the Ogunquit Historical Preservation Commission, a copy of the minutes are included.

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.

Reason- None is proposed.

6.6.C.3.BB Parcels of land proposed to be dedicated to public use and the conditions of such dedication.

Reason- None is proposed.

6.6.C.3.CC Location/ method of Land Clearing and Construction Debris disposal.

Reason- None is proposed

6.6.C.3.DD Cost Estimates for setting Performance Guarantees, pursuant to sec.4.8.

Reason- The project does not require surety.

6.6.C.3.EE State or Federal permits.

DEP Site Law, DEP NRPA, DHHS, Army Corps, DOT

Reason- No permits from the listed agencies are required.